



BOARD OF TRUSTEES MEETING (RESCHEDULED FROM JUNE 26)

Monday, June 30, 2025, at 6:00 PM

Palmer Lake Town Hall – 28 Valley Crescent, Palmer Lake, Colorado

MINUTES

Call to Order. Mayor Stern called the meeting to order at 6:01 pm.

Roll Call. Present: Mayor Dennis Stern; Trustees Atis Jurka, Amy Hutson, Kevin Dreher, Tim Caves, Shana Ball.

Invocation by Trustee Ball

Pledge of Allegiance led by Trustee Dreher

Presentation - Community Healing Initiative (Albright). Ms. Becky Albright and Amber Newberry presented an opportunity from the Tri-Lakes Counseling Collaborative in an effort to support Palmer Lake. The presentation focused on community restoration following recent events, highlighting themes such as civic trust, identity, grief, and the impact of social media. They proposed visioning workshops and a written action plan. Trustee Atis inquired about metrics for success. Online signups and group forums could be scheduled.

Consent Agenda. Mayor Stern announced the consent items. MOTION (Ball, Dreher) to approve the consent agenda including 1) Minutes from June 12, 2025, Meeting; 2) Minutes from Special Meeting June 23, 2025; 3) Checks over \$15,000 – HMI LLC, (\$20,165.88) noxious weed service; CIRSA (\$42,065.84) for Property & Liability 2025-2026; Krob Law (\$25,270.00) Legal Services. Roll call vote – aye 6; nay 0. Motion passed.

Staff/Department Reports

5. Police - Chief Smith announced two new hires – Hernandez and Hurst (currently in training). Collins and Chief Smith administered a ceremonial oath for Officer Hurst.
6. Fire – Chief Vincent reported Deputy Chief Keough will be returning from a Fire Assignment next week.
7. Attorney Krob reported his attendance at CML and mentioned that he will provide a legislative update in the next couple months.
8. Administrator/Clerk – Collins announced that the public works parks maintenance position was filled. Additionally, Civic Rec, the Town's new online reservation system, will officially go live on July 7, allowing residents to reserve all Town venues online. The water department is actively working on several key projects, including repair of the water tank lining, filter media replacement at the treatment facility, and replacement of the water line at Canon City roadway. She reported that JR

Engineering continues the design of the roadway improvement for Spruce Mountain Road involving the railway. Staff will draft the 2026 budget schedule with meeting dates for the board. Collins expressed her gratitude to the Board, staff, and community for their support over the past five years. She further clarified that the Board agreed to separate the Town Administrator and Clerk role and assign internal staff accordingly:

- Erica Romero will be appointed as Town Clerk
- Chief Glen Smith will serve as Interim Town Administrator while recruitment takes place
- Administration support will be provided by Erica Romero to the Administrator and Christi Birkeland for Human Resource functions

Land use applications will be routed to the Town's consultants and staff for review. An interim organizational chart was provided and Mayor Stern confirmed the Board's support of this transitional structure.

Public Hearing

9. Application for Minor Resubdivision/Replat of Largo Terrace, Poco Ave -- Requested to Continue until October 23, 2025 - MOTION (Hutson, Ball) to continue until October as requested. Roll call vote – aye 6; nay 0. Motion passed.

10. Applications for Zoning Planned Development (PD) Plan, Subdivision Sketch Plan, and Annexation - Monument Ridge West LLC - Requested to Continue Hearing until August 28 (or another date). MOTION (Hutson, Dreher) to continue the hearing as requested. Roll call vote – aye 6; nay 0. Motion passed.

Business Items

11. Consideration to Appoint Citizen Member to Trustee Vacancy (Remaining Term 2022-2026) One remaining applicant to interview for Trustee vacancy; no appointment made. MOTION (Dreher, Ball) to table until the next meeting and direct staff to keep the appointment open until 7/7. Motion passed 6-0.

12. Resolution 51-2025 Appointing the Mayor to the PPACG Board of Directors. Discussion ensued about who would fill the appointment. It was noted that typically it is a mayor appointment and any elected officials. Discussion also took place about an alternate. MOTION (Dreher, Hutson) to appoint Mayor Dennis Stern to the PPACG Board of Directors and Trustee Atis Jurka as an alternate. Motion passed 6-0.

13. Resolution 52-2025 to Authorize Agreement for Survey of Elephant Rock Planned Development (PD) Plan. Trustee Atis Jurka requested clarification regarding the acreage outlined in the proposal. Administrator Collins explained that the proposal includes additional work beyond the core parcel, specifically outlining the perimeter and surveying the two parcels, Eco Spa and the current lodge areas, for possible subdivision. The survey will also identify existing structures, easements, and utilities. MOTION (Hutson, Caves) to approve Resolution 52-2025 to authorize Prism for the amount of \$4700 for the survey work. Roll call vote – aye 6; nay 0. Motion passed.

14. Resolution 53-2025 to Authorize Agreement with CMI for Elephant Rock Planned Development (PD) Plan. Discussion took place about the costs and various items possibly completed. Mr. Bill Fisher spoke about the high cost and possible alternatives specific to the proposals. He stated that items in the proposal were done and suggested utilizing those materials to save on costs. Mr. Richard Willans agreed with Mr. Fisher and stated that Eco Spa is willing to pick up some of the price. The Board agreed to table this item. MOTION (Ball, Hutson) to table until further discussion. Roll call vote – aye 6; nay 0. Motion passed.
15. Resolution 54-2025 to Authorize Agreement with GMS for Elephant Rock Planned Development (PD) Plan. Similar to item 14, Trustee Hutson and Caves will discuss it further with the tenant and Mr. Fisher. MOTION (Ball, Hutson) to table until further discussion. Roll call vote – aye 6; nay 0. Motion passed.
16. Resolution 55-2025 to Authorize Public Relation Services for the Town - Amy and Shana emphasized the importance for communication in planning and economic development. Trustee Jurka recommended tabling the item at this time. MOTION (Ball, Hutson) to table. Aye 6; nay 0. Motion passed.
17. Resolution 56-2025 to Authorize Recruitment for New Town Administrator. Discussion took place regarding proposals, and it was suggested that more time was needed to review the information. Collins mentioned that both firms were successful in Colorado. Trustee Caves suggested taking the lower bid. Trustee Dreher stated that he wanted additional time to review and an opportunity to address questions with the recruiters. Collins agreed to reach out to both parties to present at the next meeting, 7/10. MOTION (Ball, Dreher) to table until the next meeting. Aye 6; nay 0. Motion passed.
18. Ordinance 3-2025 to Amend Planning Commission Structure to Add Two Alternate Members. MOTION (Ball, Dreher) to approve Ordinance 3 to add two alternate members to Planning Commission. Aye 6; nay 0. Motion passed.
19. Review/Direction Relating to Recall Petitions. Administrator Dawn Collins reviewed the memo presenting two recall petitions. Trustees Ball and Dreher each stated they will not resign. It was suggested to set the recall election date for September 9, 2025. Trustee candidacy packets are available in the town office beginning July 1. Collins explained that statements from the Trustees under recall will be accepted with a limit of 300 words. The Board agreed to the recall election date of 9/9/2025. MOTION (Ball Dreher) to set the election date to September 9, 2025. Aye 6; nay 0. Motion passed.
20. Review/Direction for Ballot Initiative Petition. Attorney Krob provided guidance to the Board on the available options related to the proposed ordinance. Trustee Ball asked whether the ordinance would affect previously approved annexations. Attorney Krob clarified that if approved, the ordinance would apply retroactively to annexations within one year of the special election date. He also noted that under state statute, if the ordinance is adopted, all annexations moving forward would require a public vote. This item was opened for public comment. Mr. Shawn Sawyer, a resident of Monument, spoke on behalf of Tri-Lakes Preservation regarding the ballot initiative. He clarified that the organization did not participate in the recall effort. Based on community feedback, he emphasized the importance of allowing citizens to vote on annexations and recommended that the Board approve the ordinance as presented. Mr. Mathew Beverly, a resident of Monument, spoke about the financial impact of holding special elections. He specifically addressed the cost associated with annexation-related elections and expressed support for placing that financial responsibility on the petitioners. He

suggested the Town require applicants to cover the cost of the election related to annexation. Mr. Mark a resident of Monument, stated that his comments reflect his personal opinion. He stated potential risks to re-insurance coverage and rising insurance rates that the proposed annexation could bring. He stated that residents should have the right to vote on matters that could impact their ability to maintain or afford fire insurance. Ms Kat Gayle, a resident of Colorado Springs, reminded the Board and attendees that democracy functions best when government actions reflect the consent of the governed. She emphasized the importance of allowing the public to vote on annexation matters. She stated that this process strengthens trust in local government. Ms Gayle commented that the election cost of \$25,000 could instead be coordinated with the County. Ms Cyndee Henson, a resident of Palmer Lake, asked the Board for clarification regarding the annexation process. She asked if the town does not annex the proposed property, whether the business still could go there. She stated concern that the Town would still be responsible for providing all necessary services. Ms Marty Brodzik, a resident of Palmer Lake, expressed concern about misinformation surrounding the proposed business. She stated that there are three potential locations for the project - unincorporated El Paso County, Monument, and Palmer Lake - noting that the County was previously approached and chose not to move forward; that Monument has no interest in annexing the property; and concluded by expressing that Buc-ee's tends to target and take advantage of small towns. Ms Kelly Currie, resident of Palmer Lake, stated that "the cloud will soon pass." She suggested the importance of thinking long-term, and stated that the people should have a say in decisions that affect the future of the town. Mr. David Moon, a resident of Monument and representative of Tri-Lakes Preservation, shared results from the petition canvassing effort conducted between February and April. He noted that while some residents were in favor, others were opposed, and some remained undecided. Based on the data collected, he stated that 71.8% were against, 19.9% were undecided, and 8.3% were in favor of the proposed development. Mr. Moon emphasized that the most consistent and overwhelming message he received was that residents want their voices to be heard on this issue. Mr. Herbert Pressler, a resident of Palmer Lake, expressed concern about the high volume of people that the proposed development could bring into the town. He emphasized that residents should have the right to vote on what types of developments or businesses are allowed to come into Palmer Lake. Ms Joanne Peters, a resident of Woodmoor, stated that she respects the responsibility the Board holds in making difficult decisions. She expressed her support for approving the ordinance and encouraged the Board to move forward with it. Trustee Caves stated that he heard that people want the option to vote on the matter. Trustee Jurka asked if the ordinance would pass whether the annexation could be voted on. Ms Laura Maguire, a resident of Palmer Lake, stated her concern about clear communication about the initiative. She stated that she did not want the Board to vote on the ordinance but communicate it and allow the residents to decide. Mr. Charlie Ihlenfeld, a resident of Palmer Lake, asked about the annexation process and sought clarification on what would be voted on. He asked if annexation is put to a public vote, whether it is a vote on the proposed business or simply whether the property should be annexed to the town. Attorney Krob confirmed this, explaining that the ordinance, if approved, would require a public vote on the annexation of the property. Mr. Roger Mosley, a resident of Palmer Lake, provided a correction to a previous public comment, stating that the vote would be on the annexation agreement itself. Mayor Stern responded, explaining that the ordinance applies broadly to any annexation brought before the Town not just the current proposal. Roger went on to say that approving the ordinance ensures that any future annexation would go to a vote of electors. Mayor Stern closed the public comments. Board members discussed the ordinance. MOTION (Caves, Dreher) to deny the ordinance

and place the ballot initiative to an election on September 9, 2025. Roll call vote – aye 5; nay 1 (Jurka). Motion passed.

21. Review/Direction to Support Town Official Appointment to El Paso County Board of Health – Shana Ball received support to apply for the appointment to El Paso County Board of Health and represent the Town of Palmer Lake.

22. Direction for Possible Ordinance to Amend Code for Long Grass – Discussion about removing fire fuels took place. It was agreed that this item may come back in the future.

Public Comment. Ms Marty Brodzik, a resident of Palmer Lake, expressed surprise at the number of sections within the Town Code. She referenced specific code that is not enforced, and she stated concern about adding more. Rather than strict enforcement, Ms Brodzik recommended the Town focus on friendly reminders to residents to encourage compliance with code. Mr. Mark commented on the issue of overgrown grass and unmaintained properties, particularly in areas where homes are built closely together, noting the increased fire risk this creates. Mr. Roger Mosley, resident of Palmer Lake, addressed the Board to clarify comments he made at the last Board meeting regarding the employee training program. He stated that, in his view, the program is a failure and urged the Board to pay closer attention to these issues. Ms Kelly Currie questioned why Board members appear unable to conduct their own research or seek out information, suggesting they should be able to use resources to better understand issues before making decisions. She directed her question to the Town Attorney. Ms Currie recommended that the Town consider contacting the City of Manitou Springs as a resource for guidance on emergency preparedness planning. Attorney Krob responded to the concern explaining that Board members serve in both quasi-judicial and legislative roles, which requires them to follow due process and adhere to specific legal standards. He clarified that while seeking information is important, Board members must be careful not to independently research or discuss matters outside the official record in quasi-judicial cases, as it could compromise the proceedings. Krob emphasized that education is part of the process, but it must be done within the framework of the law to ensure transparency and integrity in decision-making. Commissioner Bill Wysong addressed the Board confirming that the Town has the authority to appoint a representative to the PPACG (Pikes Peak Area Council of Governments) and explained the responsibilities of the role. He welcomed Mayor Stern to the organization. Commissioner Wysong emphasized the importance of fire mitigation, calling it both critical and urgent. He added that City of Colorado Springs enforces a grass height regulation of 9 inches in their fire prevention efforts.

Board Reports - Trustee Jurka provided an update on veterans' benefits and compensation, as well as an upcoming Citizen College program this fall, and offered kudos to El Paso County for its continued support and initiatives serving veterans. Trustee Ball shared highlights from the recent CML (Colorado Municipal League) conference, which she attended with Trustee Hutson. She found the conference valuable and plans to organize the material and present information to the Board in a future workshop. Trustee Ball reported on state funding cuts, specifically noting that the retail marijuana tax will drop from 10% to 3.5% next month, which represents a significant revenue loss for Palmer Lake. She also expressed concern about Medicaid and Medicare budget cuts. Trustee Hutson offered an update on the Arts Council events, mentioning the upcoming Chautauqua events at the end of July. Trustee Ball also mentioned a grant opportunity focused on police officer retention, which could help fund training for law enforcement in Palmer Lake.

Next Meetings 7/10 and Future Items.

Convene to Executive Session - Mayor Stern announced the purpose for executive session.

A) determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. 24-6-402(4)(e) – Hermosa property easement.

B) determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. 24-6-402(4)(e) – Twenty1Five LLC property purchase;

C) determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. 24-6-402(4)(e) – input to annexation (proposed Buc-ees).

MOTION (Stern, Ball) to convene to executive session at 8:51 pm. Aye 6; nay 0. Motion passed.

Reconvene to Open Session - at 10:04 pm, the Board reconvened to open session. Attorney Krob noted the participants. No objections were stated.

Adjourn – MOTION (Hutson, Stern) to adjourn at 10:05 pm. Motion passed.

Mayor Dennis Stern

ATTEST: Erica N. Romero, Deputy Town Clerk