



BOARD OF TRUSTEE MEETING

Thursday, February 12, 2026 at 6:00 PM

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

MINUTES

Call to Order – 6:00PM

Roll Call

- Present: Atis Jurka, Roger Moseley, Dennis Stern, Tony Beltran, Beth Harris,

Invocation – Steve Burford

Pledge of Allegiance

Consent Agenda - *Items under the consent agenda may be acted upon by one motion. If, in the judgment of a board member, a consent agenda item requires discussion, the item can be placed on the regular agenda for discussion and/or action.*

1. MINUTES January 08, 2026 (as amended and presented 1/30/26), January 22, 2026, January 30, 2026
2. Checks over \$15,000 - SITEONE LANDSCAPE SUPPLY, LLC (\$15,526.40)
3. Monthly Financials - December 2025

Trustee Jurka asked a question on some checks issued to CKT, the Town's IT vendor.

Trustee Jurka asked a question on a check issued to Buc-ee's.

Trustee Moseley asked a question about voided checks.

Question from Trustee Moseley on how the town is defining its water enterprise under TABOR, as well as concerns about withdrawals from the enterprise fund. Trustee Moseley then concluded by requesting a water workshop.

Motion to approve the consent agenda with the exception of the January 30, 2026, minutes which will be continued the next meeting. (Jurka, Moseley) "Aye" Vote. Motion passed unanimously.

Staff/Department Reports

4. Interim Town Administrator/ Police Chief

Interim Town Administrator / Police Chief Glen Smith spoke on the purchase of a new police vehicle and that the Town would be installing a new handicap ramp for Town Hall.

5. Water

Water Supervisor Chaz Roubidoux provided clarification on the purchase from Siteone Landscape Supply and what Water uses the materials for. He also updated the board on water breaks they had the previous week and that those have all been fixed. He also mentioned the water department is now fully staffed.

6. Public Works including Roads & Park Maintenance

Reports were provided no discussion was had.

7. Fire

Chief John Vincent provided an update on the planning phase for a fire department open house and the Firewise program and will keep the Board posted.

8. Town Clerk/ Administration

Town Clerk Erica Romero provided update on the audit and will keep the board updated on the finalization. Town Clerk Romero referenced her report that is the packet and asked for any questions. requested any additional items and request for workshop with no dates set yet.

Business Items

9. Board of Trustees Vacancies – Discussion and Possible Appointment

Board discussed their current process on how to appoint people, regarding the previous appointment processes where some applicants did not receive a vote. Board decided to proceed with previous practice after some discussion.

Motion to vote on the appointment of Mike Beeson to be appointed to the Board of Trustees. (Harris, Beltran) Roll Call Vote.

Accept: Jurka, Moseley, Stern, Beltran, Harris,

Deny:

Motion passed unanimously. 5-0

Motion for John Marble to be appointed to the Board of Trustees. (Harris, Moseley) Roll Call Vote.

Accept: Jurka, Moseley, Harris,

Deny: Stern, Beltran

Motion Passed. 3-2

Motion approve Resolution 14-2026 appointing Mike Beeson as a trustee of the town. (Moseley, Beltran) “Aye” Vote. Motion passed unanimously.

Motion to approve Resolution 15-2026 appointing John Marble as trustee of Palmer Lake. (Jurka, Beltran) “Aye” Vote. Motion passed unanimously.

Recess

Town Clerk Erica Romero Issued the oath of office to Michael Beeson.

Town Clerk Erica Romero Issued the oath of office to John Marble.

10. Monument Ridge West, LLC- Annexation Application Withdrawal Notice

Motion to continue this item to the next regular meeting. Motion Amended to include that the DRT will conduct no new work regarding Buc-ee's until the town has an attorney. (Stern, Moseley) Roll Call Vote.

Accept: Jurka, Moseley, Beeson, Stern, Beltran, Marble

Deny: Harris

Motion Passed. 6-1

Public Comment

Martha Brodzik – Spoke on a previous annexation request that had a resolution to formalize their withdrawal.

Motion to continue the rezoning hearing and the election to the second BOT meeting in March (Jurka, Stern) Roll Call Vote.

Accept: Jurka, Moseley, Beeson, Stern, Beltran, Harris, Marble,

Deny:

Motion Passed Unanimously. 7-0

11. Discussion/Update - Town Attorney

Staff reported the Town Attorney RFP closed February 5, 2026 at 5:00 PM and the Town received three (3) proposals for the Town Attorney position. Staff shared feedback from multiple firms that the Town's simultaneous pursuit of an interim attorney while also running the permanent RFP created confusion and may have discouraged additional qualified firms from applying. Staff recommended that the Board abandon/suspend the interim attorney effort and focus solely on the permanent RFP process. Staff suggested extending the RFP deadline (later discussed as to February 20, 2026) to encourage additional firms to submit proposals. Staff stated that if the Board did not extend, staff would proceed by reviewing the proposals, preparing comments, presenting them to the Board, and scheduling a workshop for presentations for March 12, 2026.

There was a discussion on whether pausing the interim effort required Board action; staff indicated it could be handled as staff direction.

A request for the names of the three firms; staff declined to identify names during the meeting, citing concerns about maintaining a consistent RFP process and preventing contamination, referencing past experiences and the risk of Board members contacting vendors outside the process.

Some trustees expressed concern that staff was not following prior direction from the January 30 meeting regarding providing names and felt the process lacked transparency.

Staff reiterated the goal was to protect integrity of the procurement process and avoid bias prior to staff review and packet distribution.

Motion to extend the RFP date to February 20th, 2026. To bring all proposals and staff recommendations to the Board at the February 26th, 2026 Board of Trustees meeting. To remove the interim attorney from being advertised or considered. (Beltran, Stern) Roll Call Vote.

Accept: Jurka, Stern, Beltran, Marble, Beeson

Deny: Moseley, Harris,

Motion Passed. 5-2

Public Comment

Martha Brodzik – Expressed her concerns about the delaying of workshops. Continued that in her experience of going to workshops she only ever noted the attorney present on two occasions. Finished by urging the board to use schedule them soon and to not simply wait for an attorney.

The Board provided staff direction to decouple the Monument Ridge West annexation by engaging with an attorney for a singular project. If a simple solution is found, the Interim Town Administrator will email the Board of Trustees in a timely manner.

Public Comment

Angela Fike – Expressed her dismay about not being able to make public comment before the Board voting on this agenda item. Continued to make a suggestion to the Board that they proceed with finding an interim Attorney.

Public Comment - *Public comments are encouraged to be emailed to the Town office at info@palmer-lake.org with subject line of Public Comment (24 hours prior to meeting) and shall be distributed and read at the meeting. Otherwise, please be recognized to speak, sign in, and address the Board on matters not on the agenda. Thank you!*

Martha Brodzik – Stated that a couple of months ago one or two Trustee's had inquired about having an online repository of contracts. She continued since she had not seen that happen yet she had started her own collection and that she wanted to talk tonight about one, Community Matters Institute (CMI). Expressing concern over several charges and questioned the ethics of CMI for not coming forward with these.

Daren Fike – Stated that he had sent an email to the then current Board of Trustees earlier in the week requesting an update on the search and had not received a response. Continued that the events of this Board of Trustees meeting emphasized the need for a full time administrator.

Shawn Sawyer – Commented that there are many small towns in Colorado that use their own Quasi-Judicial authority to handle town business without an attorney. Continued to encourage Trustee Marble and Trustee Beeson about their new duties. He also encouraged all who might be watching at home to join him in fighting against the Buc-ee's development.

Laurel Skow – Stated that the Palmer Lakes process worked in relation to Buc-ee's. That now everyone has to deal with another year of toxicity due to them proceeding through El Paso County. She continued on to say that other residents adjacent to the property don't want it,

that it doesn't fit the surrounding community, and that the only reason Buc-ee's chose that location was traffic volume.

Herb Presleayer – Requested that the Board of Trustees pass a resolution opposing Buc-ee's. He also noted that Buc-ee's is reliant upon cheap gas. Mr. Presleayer also commented that he would prefer a Buffalo Sanctuary to be put into place instead of Buc-ee's.

Angela Fike – Expressed her concern that if Buc-ee's is turned down at the county level that they might come back to Palmer Lake with another annexation request. Continued that at the December 30th Special Board of Trustees meeting that she overheard disparaging remarks about Trustees from members of the audience.

Gene Kalesti – Spoke on prior threats he has received and an incident involving his wife and a friend earlier that day where an individual intimidated them verbally.

Shawn Sawyer – Shared his experience of receiving threats, his unwillingness to back down and called for civility to return to the people of the town. Continued that Buc-ee's would own this town, its commissioners and they will own the Town's water.

Board Reports

- Trustee Jurka – Brought to the attention of the board the sale of the trailer park along highway 105 and that it did not look like that the residents or owner would be able to purchase it.
- Trustee Jurka – Requested that at the end of March a dark sky workshop be held. Stated that he has someone ready to do a presentation.
- Trustee Moseley – Spoke on his call from the TABOR Committee on our water enterprise and requested a water workshop to be scheduled at the next board meeting. Also requested a Title 2 workshop reviewing the membership of the Town's Boards and Commissions to reconsider whole memberships.
- Trustee Moseley – Referencing Public comment by Martha Brodzik about CMI payments. Expressed his deep concern over the conduct of CMI if that organization accepted a double payment and did not inform the Town. Requested a public hearing at the next meeting to address this issue.
- Trustee Beeson – Spoke on the Palmer Lake Arts Council annual fundraiser on the 21st of February.
- Mayor Stern – Reported on his attendance of the monthly PPACG meeting. Saying that the discussion at that meeting revolved around CDOT and their behavior to our roads. That they have taken on the attitude of only caring about mass transit and that there is now a Citizen initiative to force CDOT to use the money that they collect from taxes and fees to expand and maintain the road system.
- Trustee Beltran – Requested to put on the next board meeting for an update for the Town Administrator application.
- Trustee Harris – In reference to Gene Kalesti's public comment, she commented that it's never okay to verbally abuse or physically intimidate people. Recommended the public stay engaged in the Buc-ee's situation with El Paso County now that they have withdrawn from Palmer Lake. recommended public remain engaged in the El Paso County Commissioners

- Trustee Marble – Reported that a pair Highland cows on the east side of Palmer Lake had been born, named Rock and Moe.

Next Meeting and Future Items

Adjourned at 8:25 (Beltran, Beeson)

Town Clerk- Erica N. Romero

Mayor Dennis Stern

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