



RECORD OF MINUTES

Board of Trustees Meeting

Thursday, July 22, 2021, at 6 PM

TOWN HALL, 28 VALLEY CRESCENT, PALMER LAKE, COLORADO

1. **Call to Order.** Mayor Bass called the meeting to order at 6:02 PM.
2. **Pledge of Allegiance.**
3. **Roll call**

Present	Mayor Bill Bass
Present	Mayor Pro Tem Sam Padgett
Present	Trustee Nicole Currier
Present	Trustee Darin Dawson
Present	Trustee Jessica Farr
<i>Excused</i>	Trustee Glant Havenar
Present	Trustee Karen Stuth

Collins thanked Attorney Scott Krob for being present in place of Attorney Matt Krob.

4. **Introduction of New Business.** Mayor Bass introduced new business The Bus Recreational Rentals LLC and Mr. Andrew Maguire explained his online rental of recreational items including boards, bikes, etc.

5. **Consent Agenda.** MOTION (Currier, Padgett) to approve the consent agenda, including Minutes from the July 8, 2021 meeting; Resolution 36-2021 to Request Extension of Time to File 2020 Audit; and Financials. Roll call vote – aye (6); nay (0). Motion PASSED.

6. **Staff/Department Reports.** Dawn Collins provided a report on the ramp project, town hall restoration and grant application for additional updates, IREA poles, department budget meetings, and requested support for the National Night Out community gathering at the ballpark. The Fire and Police Departments will work with resident and local business owner Trish Flake to plan and promote the event.

7. **Public Comment.** None.

8. **Update/Review of Status of Elite Cranes Move from Property.** Diacut property owner, Bruno Furrer, was present to update the board members on Elite Cranes and requested additional time for the move. Discussion took place about the time taken since last spring, the time still needed, progress and obstacles that have taken place. Discussion took place about citing for each day the property owner is non-compliant without a business license to operate. MOTION (Dawson, Farr) to allow extension to September 15, 2021, to be removed from the property. Roll call vote – aye (4); nay (2 – Stuth, Currier). Motion PASSED.

9. Resolution 35-2021 to Authorize Agreement for High Street Drainage Plan (DOLA Grant). Collins explained the application made and awarded (DOLA) last fall for funds to address drainage issues around the High Street area. Discussion took place about additional areas of concern in town. Staff suggested having Dave Frisch of GMS and Supervisor Dosch address this topic at a future meeting. MOTION (Stuth, Farr) to approve Resolution 35-2021 authorizing agreement to conduct the High Street drainage plan. Roll call vote – aye (6); nay (0). Motion PASSED.

10. Review/Direction of Monthly Lease to Sportriders. Collins mentioned that Mr. Horrell was unable to attend the meeting. Discussion took place about the use of the property as a track in the past and timeframe as well as cost to continue to lease the property. Attorney Krob suggested it be communicated not to allow activity without a lease agreement. It was directed to staff to communicate this along with negotiated terms and invite a club representative to a future meeting.

11. Direction on Short Term Rental. Discussion took place about additional information to consider short term rentals in town, as reviewed and discussed in the earlier workshop. Trustee Dawson suggested multiple definitions including owner occupied, non-resident owned and accessory spaces. Discussion took place about fees and existing places becoming compliant. Attorney Krob stated that language may be written in the ordinance to allow a timeframe (i.e., within 24 months from adoption). Discussion about data took place and it was determined that, once this information begins to be established, the board can modify depending what is learned about places in town. Staff was directed to gather municipal code samples for resident-owned; non-resident owned; lodging fees and any additional fees (i.e., public safety, administrative, etc.); and criteria of the various short term rentals.

12. Update on New Town Property. Bob Radosevich provided an update of the activity at the 28-acre property, including re-keying of doors, scheduling replacement of windows, multiple breaks in water lines that need repair/replacement – focus on lines to boiler, scheduling estimate for remediation of asbestos, scheduling deep cleaning for the “chapel” meeting areas, considering security due to break-ins, review of management companies, and discussion also took place about considering an RFP for planning optimal use of the property. Bob requested permission to hire Greg Collins to assist with maintenance work, as the Town has funds from the unfilled seasonal parks maintenance position. Board members provided Bob consensus to move forward with help with the property. Staff recapped past Board direction to allow Bob to lead these first steps in addressing/assessing the property.

13. Board Reports. Trustee Stuth provided an update about Economic Development, stating she discussed the topic with Leadville and still plan to meet with the Historical Society. Trustee Stuth also reported receiving first two business profiles to be posted to the website and mentioned consideration of a separate economic development site for the Town. It was also mentioned the Master Plan Team is working on the draft of the RFP to seek a consultant.

14. Next Meeting (August 12).

15. Adjourn. MOTION (Currier, Padgett) to adjourn at 7:40 PM.

William Bass, Mayor

Dawn A. Collins, Town Administrator/Clerk

Date