



BOARD OF TRUSTEES MEETING

Thursday, July 28, 2022 at 5:00 PM

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

MINUTES

Call to Order. Mayor Bass called the meeting to order at 5:01 PM.

Pledge of Allegiance

Roll Call. Present: Mayor Bill Bass, Trustees Darin Dawson, Jess Farr, Karen Stuth. Trustee Nicole Currier arrived at 5:10 and Sam Padgett arrived at 5:25 PM. Excused: Trustee Glant Havenar.

Introduction/Presentation

1. Presentation of 2021 Financial Audit, Green & Associates. Mr. David Green provided background to the audit process and reviewed the Independent Auditor Report and the 2021 statement of net position and financials. Trustee Stuth inquired about the firm addressing the needs of the town and Mr. Green stated the audit is to review the actual to budget not future needs. Trustee Dawson asked Mr. Green to expand on the importance of separation of duties for financial controls. Mayor Bass commended the staff on the changes to improve processes.
2. Presentation of Draft Water Accounting Study, GMS Engineering. Mr. David Frisch introduced GMS staff including Mr. Tom McClernan and Mr. Mark Leasure and provided the background to the study to consider serving current and future needs of the town relating to water. This study was conducted on the current town boundary limits. GMS staff reviewed the water resource summary provided to the Board in 2021 and identified three priorities - critical needs - including cost and impact to the Town. 1) Need a new Arapahoe well, improvements to the treatment plant to add a third filter for additional capacity, and replacement of existing distribution system (\$4.7m). 2) Need to loop and reinforce distribution improvements (\$1.2m). 3) Consider extension of distribution to serve southeast portion of town currently on wells (\$4m). Funding was reviewed primarily identifying the Colorado Drinking Water Revolving Loan Fund. GMS asked for feedback from Board members and staff to finalize the report. Mr. Matt Stephens inquired about the emergency interconnect to the Monument line along Hwy 105. Mr. Frisch responded the interconnect is a valve not currently connected to Town lines but in preparation of future possible development and emergency use. Mr. Roger Moseley inquired about development in the Red Rock Ranch area.

Consent Agenda

MOTION (Dawson, Stuth) to approve the consent agenda including items: 3) Minutes from July 14, 2022 Meeting; 4) Checks over \$15,000 to Visual Labs and Peak Fencing; 5) Financials (June). Roll call vote – aye 6; nay 0. Motion passed.

Staff/Department Reports

6. Attorney. None.

7. Administrator/Clerk. Collins provided a report of the Fire and Police Chief hosting an open house at the Firehouse on Monday, 8/1 at 5p; the acceptance of donated fire hose by the Fire department from Tri-lakes Monument Fire District; the Public Works acceptance of dirt to fill the south end of the lake area as well as millings to improve particular roadways – saving the town thousands of dollars; the status of the master plan activity including separate Board consideration of the 3-mile annexation plan; and mentioned an upcoming meeting to review GOCO grant funding.

Mr. Kevin Dreher stated his concern of potential increased speed on Suncrest with millings. Collins noted that speeding would be addressed by PD for patrol and enforcement.

Public Comment

Mr. Kurt Ehrhardt addressed the Board about concerns of the Elephant Rock trailer park being an unsafe area. Mr. Roger Moseley inquired about Board member attendance to meetings.

Business Items

8. Special Event - National Night Out (8/02). Chief Vanderpool and Tish Torweihe explained the partnership of Police and community for NNO. An invitation was made for the public to join in at the Town Hall/green on Tuesday, August 2 at 6 PM. There will be music and goodies for all ages.

Mayor Based moved to item 11 and 12 for guests in attendance.

11. Request for Public Display - Landscaping at Museum/Library. Collins provided background of Town staff approaching the Art group to consider assisting in promoting local artist work in the town hall and outside areas. These items are before the Board pursuant to the ordinance adopted in 2020 relating to public display of art. Mr. Lynn Roth explained the details of installing two pedestals in the landscape area and selection process for outdoor sculpture. MOTION (Dawson, Padgett) to allow the Art Council to place and the jury to select the art as presented. Roll call vote – aye 6; nay 0. Motion passed.

12. Request for Public Display - Wall Art in Town Lobby. Mr. Dennis Book reviewed the art pieces to display on the town office lobby wall and the wood art piece for the town hall intended to cycle on a six-month basis. Collins noted the office will not be a point of sale but promote local artist work. MOTION (Dawson, Stuth) to approve the art and plans as presented. Roll call vote – aye 6; nay 0. Motion passed.

9. Special Event - Palmer Lake Historical Society Chautauqua Assembly (8/06). Julia Stambaugh explained the historic Chautauqua event on August 6 at 1p describing the activities and request to waive fees. MOTION (Dawson, Stuth) to approve the event and waive the fee. Roll call vote – aye 6; nay 0. Motion passed.

10. Special Event - Pikes Peak Library Concert Series (8/12, 8/19, 8/26). Julia reviewed the scheduled concert series on the green for the library and request to waive the fee. Music is not planned to be amplified. MOTION (Padgett, Farr) to approve the concert series and waive the fee. Roll call vote – aye 6; nay 0. Motion passed.

13. Review of Guidelines for Questions on the Ballot. Mayor Bass asked if all members reviewed the memo provided by Attorney Krob. Review took place to not expend town funds to promote questions once questions are set for the ballot. Board members can speak to questions on personal time.

14. Direction on Tri-lakes Fire District Proposal. Members noted that the general consensus from the public was to not merge with Tri-lakes Fire District. MOTION (Dawson, Stuth) to direct staff to reject the proposal. Motion passed.
15. Direction on Mill Levy Increase. Discussion took place about the type of language to consider for a mill levy increase including option to stagger over years. Discussion took place about the explanation of a question (pro/con statement) and if the Board wanted to also consider a Resolution to support the question. It was a general Board consensus to direct staff to draft language in a few ways – to stagger and leave the amount and the year blank and to draft simple language. Attorney Krob stated he will run the language by Bond Counsel prior to finalizing.
16. Direction on Adult Use Cannabis Sales. Attorney Krob explained the options to consider Adult Use Cannabis by amending the town ordinance or review a question for the ballot to allow it. MOTION (Farr, Stuth) to direct staff to draft an ordinance to allow it. Discussion ensued about concerns around the impact to the town and addressing those concerns. Members stated positions about putting it to the ballot or voting as a Board. Issues about odor and restrictions were raised. Options of how to present the ordinance were discussed. Mayor Bass addressed the vote for the motion made. Roll call vote - aye 2; nay 4 (Currier, Dawson, Bass, Padgett). Attorney Krob identified various ways to identify the framework to operate Adult Use Cannabis. Mayor Bass read Trustee Havenar’s position on the mill levy increase to be staggered and Adult Use Cannabis to consider at the Board. Consensus was to direct staff to bring back a draft ordinance form in entirety for review and a resolution of a question to allow Adult Use Cannabis.

Mr. Rich Kuester advised the Board that it is fiscally irresponsible of members to reject a revenue source and then ask for a mill levy increase from the residents. He suggested making it as simple as possible. Mr. Bill Dandino offered his opinion that the Board should put the questions to the ballot. Mr. Kevin Dreher suggested the mill levy be written with a sunset provision and stated voting should be up to the people.

Board Reports. Trustee Stuth announced that PLEDG is conducting a business symposium on September 22 in partnership with the Pikes Peak Small Business Development. Go to www.palmerlakecolorado.org for more information. “Shop Local” window clings are available.

Convene to Executive Session. MOTION (Padgett, Dawson) to convene to executive session at 7:59 PM for the purpose of receiving legal advice on specific legal questions under C.R.S. 24-6-402(4)(b) - rezoning of Lakeview Heights (R-3 to R-10,000). Roll call vote – aye 6; nay 0. Motion passed.

Reconvene to Open Session. MOTION (Padgett, Dawson) to reconvene to open session at 8:34 PM. Roll call vote – aye 6; nay 0. Motion passed.

Adjourn. MOTION (Currier, Dawson) to adjourn at 9:35 PM. Motion passed.

Mayor Bill Bass

ATTEST: Dawn A. Collins, Town Clerk