



BOARD OF TRUSTEES MEETING

Thursday, May 11, 2023 at 6:00 PM

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

MINUTES

Call to Order. Mayor Havenar called the licensing authority to order at 6:02 pm. Present: Mayor Glant Havenar; Trustees Nick Ehrhardt, Shana Ball, Kevin Dreher, Jessica Farr, Sam Padgett, Dennis Stern.

1. Transfer Liquor License (Sassafras and Maple Restaurant Hospitality Ltd) dba Bella Panini. Mr. Imran Cooper was present to speak to the requested transfer of the liquor license for the Bella Panini restaurant. Deputy Town Clerk Julia Stambaugh reviewed the summary of the application in good order. Mayor Havenar inquired about his background managing a licensed establishment and Mr. Cooper spoke to his experience. MOTION (Farr, Padgett) to approve the transfer of the liquor license to Sassafras and Maple Restaurant Hospitality. Roll call vote – aye 7; nay 0. Motion passed.

Pledge of Allegiance. Mayor Havenar invited Mr. Cooper to lead the pledge.

Roll Call. All members present. Trustee Padgett stepped away momentarily.

Consent Agenda

MOTION (Farr, Dreher) to approve the consent agenda including 2) Minutes from April 27, 2023 Meeting. Roll call vote – aye 6; nay 0. Motion passed.

Staff/Department Reports

3) Water; 4) Public Works including Roads & Park Maintenance – reports in packet.

5. Police. Sgt Lundy handed out an application for a new citizen's academy hosted by PLPD. It will be a seven-week course on Wednesday evening beginning June 14. He explained the academy and invited board and public members to apply for participation.

6. Fire. Chief Vincent reported that Lt Bill Berry was deployed and provided a status of new equipment for the department.

7) Administration; 8) Attorney

9. Administrator/Clerk. Collins mentioned that Public Works will receive additional dirt to fill near the lake area. It was reported that the notices and flagging of the new trail was completed and public comments are received and will be assembled for any Board consideration. Staff will be gathering quotes to repair the town square parking area this summer. Outdoor projects are gearing up and Collins noted that a raw water tank on skid B at the plant required replacement at a cost of approximately \$35,000. Water projects will be limited to the distribution replacement and treatment technology upgrades funded by ARP. Collins reviewed a meeting with DOLA rep, Todd Leopold, accepting a request letter for energy impact funds for the planning of the critical issues in the land use code and the eligibility for additional funding. Staff will follow up on the details for grant options.

The sign code status was noted in progress and the elephant rock master plan kickoff meeting is rescheduled to June 14 at 1p at Town Hall.

Business Items

Trustee Nick Ehrhardt exited the meeting for the first four items being that he is the son of the applicant.

10. Resolution 36-2023 to Approve Residential Well Agreement, 814 Meadow (ERock). Collins provided the background of the prior Board allowing Mr. Ehrhardt to apply for residential well permits prior to the submittal of a land use application in 2022. Mayor Havenar explained the small area of lots to dig and drill wells and confirmed each resolution should be considered separately. MOTION (Dreher, Farr) to approve Resolution 36-2023 for 814 Meadow. Roll call vote – aye 6; nay 0; abstain 1 (Ehrhardt). Motion passed. Mr. Scott Dontanville inquired about the well agreements.
11. Resolution 37-2023 to Approve Residential Well Agreement, 824 Meadow (ERock). MOTION (Ball, Farr) to approve Resolution 37-2023 for 824 Meadow. Roll call vote – aye 6; nay 0; abstain 1 (Ehrhardt). Motion passed.
12. Resolution 38-2023 to Approve Residential Well Agreement, 826 Meadow (ERock). MOTION (Dreher, Stern) to approve Resolution 38-2023 for 826 Meadow. Roll call vote – aye 6; nay 0; abstain 1 (Ehrhardt). Motion passed.
13. Resolution 39-2023 to Approve Residential Well Agreement, 828 Meadow (ERock). MOTION (Farr, Padgett) to approve Resolution 39-2023 for 828 Meadow. Roll call vote – aye 6; nay 0; abstain 1 (Ehrhardt). Motion passed.
14. Resolution 40-2023 to Accept Quote and Authorize Service Agreement for Roadway Improvement. Collins explained the request for four quotes, receipt of three provided in the packet, and the recommended award to Schmidt Construction along with the added work to improve the mill and overlay of Spring St and the added areas to use the entire portion of the \$200,000 stimulus for maintenance. Discussion of the improvement areas took place. MOTION (Farr, Ball) to approve Resolution 40-2023 to accept and award the project to Schmidt Construction as presented. Roll call vote – aye 7; nay 0. Motion passed.
15. Consider Endorsement of Nomination of Mayor Havenar for CML Executive Board Position. Mayor Havenar expressed her interest to serve on the CML Board with the new legislation going on. MOTION (Stern, Ball) to nominate Mayor Havenar to the CML executive board position. Roll call vote – aye 6; nay 0; abstain 1 (Havenar). Motion passed. Mayor will apply for the position.
16. Direction on Water System Improvement Projects as Presented by GMS, PER for the Town Water System. Discussion took place with GMS representative Mark Morton about the two priority water projects. Trustee Padgett inquired about the estimated increase since the study and Mark suggested roughly 5-10% for costs. Members agreed that both Priority 1 and 2 should be pursued for the future of the water system. MOTION (Dreher, Padgett) to draft the scope of projects to pursue appropriate funding for Priority 1 and 2 as presented in the PER study. Roll call vote – aye 7; nay 0. Motion passed.
17. Review / Direction for Water Analysis Study RE: Capital Improvement. Trustee Stern invited Mr. Roger Moseley to present his response to a question about what to consider for water rates. Mr. Moseley offered his summary of water fund issues and suggestions for the Board to consider for the rate analysis and reviewed a sample model for modified tiers for usage fees. Collins identified that the analysis includes possible new meters which will be as accurate as Mr. Moseley suggested. She also confirmed the feedback provided to Mr. Chris Brandewie to complete a final version for the Board to consider. Discussion took place about average customer usage as well as tier levels.
18. Direction on Drainage Improvement as Presented by GMS in the High Street Study. Trustee Ball inquired about the life of the drainage improvement alternative 3 identified and GMS, Mark Morton, explained that, with

maintenance, the concrete structures should last for decades. Discussion took place about the first step to set up an enterprise fund, noting that it will require a year of set up and audit before application for funds may take place. It was agreed that the fund is necessary to seek funding options for the improvement project. MOTION (Ball, Dreher) to pursue alternative 3 of the drainage report. Roll call vote – aye 6; nay 1 (Farr). Motion passed. Board members further directed to have enterprise fund information presented to them.

19. Review / Direction for Concept Submittals for the Elephant Rock Property. Discussion took place generally about the possibilities and preservation of the property. Members shared opinions on the different proposals received. Mr. Franco Pisani and Ms Lindsey Truitt addressed Trustee Stern’s questions about the amount of improvement he needs on the main building to function. Franco offered his background and initial concept plans for the main building area. He also suggested auctioning the personal property on-site and giving the proceeds to the town. Discussion took place about how to direct the various concepts. It was agreed to identify those the Board want more details about. MOTION (Dreher, Farr) to hear more from Paravicini and Joy on the Rock including financial data and provide each access to assemble a presentation at the next meeting on May 25. Roll call vote – aye 7; nay 0. Motion passed. It was further directed that staff notify the other eight that these two concepts will be considered.

Public Comment. None.

Board Reports. Trustee Farr thanked Parks members for work marking the trail and expressed gratitude for neighbors working with the plan. Trustee Ball checked on the new Fire equipment and looks forward to the use. Mayor Havenar stated she attended PPACG and was happy to see the update on the SB-2313 land use bill dead for now. She also reviewed the ride along she had with Officer Wagner on commercial vehicle checks.

Next Meeting and Future Items. Next meeting is May 25.

Convene to Executive Session. MOTION (Padgett, Dreher) to convene to executive session at 8 pm, for the purpose of 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) – lease terms for ER property; possible annexation (Ben Lomand). Roll call vote – aye 7; nay 0. Motion passed.

Reconvene to Open Session. MOTION (Padgett, Stern) to reconvene to open session at 8:24 pm. Roll call vote – aye 7; nay 0. Motion passed.

Adjourn. MOTION (Padgett, Stern) to adjourn at 8:25 pm. Motion passed.

Mayor Glant Havenar

ATTEST: Dawn A. Collins, Town Clerk