



BOARD OF TRUSTEES MEETING

Thursday, May 25, 2023 at 6:00 PM

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

MINUTES

Call to Order. Mayor Havenar called the regular meeting to order at 6:07 pm.

Pledge of Allegiance

Roll Call. Present: Mayor Glant Havenar; Trustees Nick Ehrhardt, Shana Ball, Jessica Farr, Dennis Stern.
Excused: Trustees Sam Padgett, Kevin Dreher.

Presentations

1. Proposal for Elephant Rock - Star View Ranch Event Venue. Mayor Havenar introduced Franco and Lindsey of Paravicini. They introduced their architect, Mr. John Nelson, who explained the concept for the elephant rock site as a wedding and other event venue, utilizing the main building. He described the use of existing structures, retaining the character, and outdoor gathering space. Franco reviewed the projected revenue and rent to the town. Lindsey explained the use of special events.

Ms. Christine Clark inquired about the use of the gym structure. Franco responded it is not in their plan. Mr. Atis Jurka inquired about the amphitheater and Franco responded it is not in their plan. He expressed concern about break-ins and protecting property. Lindsey responded that there will be a regular presence of staff. Atis questioned what will happen if another pandemic takes place or a succession and Franco stated they thrived through the pandemic by being innovative. Mr. Dillon Clark expressed his concern about water to the Board members. Mayor Havenar reminded the public that a church and camp were active prior to this time and that additional infrastructure is being planned for; that the town has water but needs infrastructure to get it out of the ground for distribution. Mayor asked Franco to restate the area intended for use for a proposed ten-year lease. Franco reviewed the area of the main building and parsonage and possibly moving the chapel at a future time. It was suggested that one caveat may include not allowing another food establishment venue that may conflict with the event center. Mr. Atis Jurka inquired about catering. Discussion took place about traditions such as the spaghetti dinner and Lindsey and Franco stated that is what they want to participate in for the community. Trustee Ehrhardt inquired about the level of sound and being flexible working with the master plan.

Consent Agenda

Mr. Roger Moseley provided a handout copy of the April financials and pointed out various concerns of the financials. He questioned where the ARP revenue funds are held.

MOTION (Farr, Ball) to approve the consent agenda including items 2) Minutes from May 11, 2023 Meeting and 3) Financials (April). Roll call taken – aye 5; nay 0. Motion passed.

Staff/Department Reports

4. Attorney – none.

5. Administrator/Clerk. Collins reported that PPLD will install an ADA door opener for the front entrance at a cost of \$4000 paid by the library. She stated DOLA has awarded \$25,000 planning funds for the critical issues of the land use code. The Planning Commission continues to revise the draft sign code and will have CMI review and provide illustration. The reservoir access road damage was repaired and re-opened. It is anticipated that regular revenue will be reviewed in June (May financials). Collins explained the memo for the special event sales tax permit for vendors at festivals/special events. The drafted graphics for each town department were reviewed noting the range and star image consistent to all departments. Trustee Farr suggested that the PLPD graphic be outlined in white to be more visible. Discussion took place about graphics being consistent. Attorney Krob suggested a motion from the Board relating to the various images. MOTION (Ehrhardt, Ball) to move forward with the department graphics as presented. Roll call taken – aye 3; nay 2 (Farr, Havenar). Motion passed. Collins reminded the public of the master plan workgroup kick off meeting on June 14 at 1p.

Sgt Joe Lundy provided an update of the citizens academy changing to Monday evenings beginning June 19 for 8 weeks. He also provided an update of active shooter training.

Business Items

6. Special Event Application - PPLD Story Time (6/8). Deputy Town Clerk Julia Stambaugh provided the background to the story on the green by the library district on June 8 from 10-12:30 and requested waiving the fee. MOTION (Ball, Stern) to approve the event and waive the fee. Roll call taken – aye 5; nay 0. Motion passed.

7. Special Event Application - PLHS Father's Day Ice Cream Social (6/18). Ms. Diane Kokes acting president of PLHS described the traditional ice cream social event to take place June 18.

8. Special Event Application - Arts Council Presents Shakespeare in the Park (6/24). Mr. Lynn Roth explained the playwright rewritten into 75 minutes on June 24 with no electricity or other utilities needed. The Council is requesting the fee waived. MOTION (Stern, Ehrhardt) to approve the event and waive the fee. Roll call taken – aye 5; nay 0. Motion passed.

9. Resolution 41-2023 to Extend Temporary Conditional Use (Hwy 105, Diacut/Hayco). Mr. Bruno Furrer, owner of Diacut, explained the request to extend the conditional use for Hayco operations. Collins stated the Planning Commission heard the request and recommended extension of one year. MOTION (Ball, Farr) to approve Resolution 41-2023 to extend the temporary conditional use for one year. Roll call taken – aye 5; nay 0. Motion passed.

10. Resolution 42-2023 to Authorize Agreement to Repair Town Parking Area. Collins reviewed the quotes received for the parking area repair. Schmidt was the recommended contractor. MOTION (Ehrhardt, Stern) to approve Resolution 42-2023 to authorize agreement with Schmidt for the parking area repair. Roll call taken – aye 5; nay 0. Motion passed.

11. Direction for Possible Tenant Use of Elephant Rock Premises. Discussion took place about incorporating plans with the master plan activity of the property and whether to pursue a lease with Paravicini. Discussion to move structures later took place. It was agreed that the main building and

parsonage residence would be utilized under the lease agreement. Representatives were agreeable to be flexible to the location of the fencing. Mr. Loren Burlage, abutting property owner, recommended additional structures be considered in the master plan discussions. MOTION (Farr, Ball) to direct staff to pursue draft lease agreement for the main building and residence with Paravicini. Roll call taken – aye 5; nay 0. Motion passed.

12. Direction Relating to Personal Property on Elephant Rock Premises and Securing Structures. Discussion generally took place that current tenants should determine any personal property they can utilize in operations. All structures other than those being occupied were identified to be secured.

13. Review/Direction for Concerns Relating to the New Trail Along Kent ROW. Discussion took place about summary of the abutting landowner concerns. Mayor Havenar opened the floor to the public. Mr. Tim Kite and Mike Shay approached the Board stating the trail is good, but they had concerns about access to their property if a garage is built. Discussion took place about the Kent Street neighbors accessing property. Mayor Havenar stated nothing is changing with the right of way and if access is required, a road will require being built to town standards. Parks Chair Reid Wiecks described the final trail as a two-person walking path. Ms Kristin Boyd expressed concern about her setbacks and Attorney Krob stated her property is likely a legal non-conforming parcel. Reid reiterated that the trail is within the right of way and reassured the neighbors they will not encroach on private property. Board members directed staff to work with individual landowners for resolution to bring back to the Board for consideration.

Mr. Loren Burlage requested that tenants of the property be involved in the master plan activity and suggested having a map of the property to depict the areas assigned (tenants, public safety, etc.). Mr. Tim Kite inquired about the original draft of the agenda memo in the packet.

14. Direction to Explore New Arapahoe Well. Mayor Havenar noted the suggested Arapahoe well location at the northeast corner of the town boundary near County Line Road. Mr. Atis Jurka inquired who will monitor the wells. The difference between residential wells in the Dawson and the town system in the Arapahoe well was explained by Atty Krob. Mayor Havenar addressed the land rights of property owners and, when meeting all zoning requirements of the town, cannot prohibit someone from developing. Mr. Dillon inquired about water infrastructure. The Board directed staff to explore the location for an additional Arapahoe well.

15. Consider Amending Emergency Ordinance 2018 Relating to Water System. Attorney Krob explained the areas of the draft ordinance to modify, eliminating the emergency portion of the ordinance. Mr. Mike Richards stated he does not want anything to change and expressed concern of the cost of new infrastructure on the existing residents. Attorney Krob stated the amendment would change the map location to the capacity of the system. Discussion took place about how the ordinance was drafted. Mr. Moseley stated he objects to the portions of the ordinance language. Attorney Krob stated he will draft the ordinance as the Board requests.

16. Consider Participation with CDBG (El Paso County Economic Development). An explanation of the cost and benefit of the town participating will be brought back to the Board to consider.

17. Consider Zoning for Healing Centers (Psychedelics). Attorney Krob addressed state regulations for healing centers and suggested the Board may want to consider limited zoning districts.

Public Comment

Ms Marty Brodzik stated her questions provided to the Board and staff were not addressed as she requested. Mr. Roger Moseley stated that town management's largest problem is not having financials as an individual item on the agenda to speak to, noting that staff should explain the variances. Ms. Brodzik stated that the ARP funds should be restricted like the other water enterprise funds.

Board Reports. Trustee Shana Ball stated she continues to work on grant options. Trustee Dennis Stern stated that he attended the recent PPRBD meeting.

Next Meeting (June 7 workshop; June 8 meeting) and Future Items

Convene to Executive Session. Mayor Havenar stated there will not be an executive session.

Reconvene to Open Session

Adjourn. MOTION (Ball, Stern) to adjourn at 9:32 pm. Motion passed.

Mayor Glant Havenar

ATTEST: Dawn A. Collins, Town Administrator