



BOARD OF TRUSTEES MEETING

Thursday, June 27, 2024 at 6:00 PM

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

MINUTES

Call to Order. Mayor Havenar called the meeting to order at 6 PM.

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

Pledge of Allegiance - Led by Mr. Matt Ehrhardt.

Consent Agenda. MOTION (Farr, Stern) to approve the consent agenda including items 1) Minutes from June 13, 2024 Meeting; 2) Checks over \$15,000 - Bradley Excavating (\$45,526.24); CIRSA (\$35,602.73); 3) Financials (May). Roll call vote – aye 5; nay 0. Motion passed.

Staff/Department Reports

4. Attorney. Attorney Krob reported on an accessibility bill effective July 1 for the town website, in which the staff are planning for. Staff will follow up to ensure that all requirements are met.
5. Administrator/Clerk. Collins highlighted a few items on the May financials. She reported that the insurance assessment of town property took place and explained projects taking place. The CORE EV chargers will be completed and invites for a ribbon cutting will be distributed. Status of the pickleball court installation was given. Comments were made about the location of ballot collection boxes nearest Palmer Lake for the fall election.

Public Hearing

6. Application for Conditional Use Permit for Landscape Yard in C2 Zone (Greater Grounds) - *continued by Planning Commission to July 17 meeting.* MOTION (Farr, Dreher) to continue the hearing as requested. Roll call vote – aye 5; nay 0. Motion passed.
7. Application for Replat, Lot Line Adjustment (Meadow Lane). Mr. Nick Ehrhardt recused himself from the discussion and action on the item. Mr. Matt Ehrhardt explained the request to adjust a lot line. No person spoke for or against the item. Mayor Havenar closed the hearing.

Business Items

8. Resolution 32-2024 to Approve Lot Line Adjustment, Meadow Lane. MOTION (Farr, Dreher) to approve the replat as presented. Roll call vote – aye 4; nay 0; abstain 1 (Ehrhardt). Motion passed.
9. Resolution 33-2024 to Approve Appointment to Parks and Trails Commission. Collins stated Mr. Caleb Stone was recommended for appointment at the special meeting on Tuesday. MOTION (Farr,

Ehrhardt) to approve the resolution appointing Mr. Stone to fill the vacancy. Roll call vote – aye 5; nay 0. Motion passed.

10. **Resolution 34-2024 to Approve Extended Temporary Conditional Use Permit with Condition** (Diacut /Hayco). Mr. Bruno Furrer and Mr. Loren Burlage explained the screening requirements discussed with the Planning Commission, including 5.5 ft high and 36 ft wide to screen equipment. Attorney Krob noted the extended date to complete the screening and the expiration of the temporary conditional use on 5/31/2025 to consider permanent regulations for the zoning code. MOTION (Stern, Farr) to approve extension of the temporary conditional use as presented. Roll call vote – aye 5; nay 0. Motion passed.

11. **Authorize Additional Funds for PLES Project.** Mr. Mark Morton, GMS Engineering, explained the process of the bid request and submittal by West Fork Construction. He reviewed the additional funds needed to cover small additions to the scope of the project and contingency. Discussion took place about the fund balance in the general fund and water enterprise fund. Ms. Marty Brodzik inquired about the 12% applied to the water fund. She stated she will address it with staff. The estimated timeline for the project was reviewed.

12. **Resolution 35-2024 to Authorize Award of Contract for PLES Water Line and Roadway Improvement.** Mayor Havenar asked Attorney Krob about taking items 11 and 12 together. MOTION (Stern, Dreher) to approve the base bid and alternate bid award to the responsible bidder with the additional funds from the fund balance as presented. Roll call vote – aye 4; nay 1 (Farr). Motion passed.

13. **Resolution 36-2024 to Approve a Memo of Understanding with Funky Little Theater Co.** Mayor Havenar explained the agreement to support the Theater. MOTION (Farr, Ehrhardt) to approve the MOU. Roll call vote – aye 5; nay 0. Motion passed.

14. **Resolution 37-2024 Regulating Carrying of Firearms.** Mayor Pro Tem Stern explained the Senate Bill relating to concealed carry being allowed in sensitive areas. Discussion took place about local control. Trustee Ehrhardt expressed his opinion supporting less guns. MOTION (Stern, Dreher) to approve the resolution to allow concealed carry in specific areas. Roll call vote – aye 4; nay 1 (Ehrhardt). Motion passed.

15. **Ordinance 5-2024 Creating Ch. 5.06 Relating to Special Events.** Mayor Havenar reviewed prior discussions of the draft code. MOTION (Stern, Ehrhardt) to approve Ordinance 5 regulating special events. Roll call vote – aye 5; nay 0. Motion passed.

16. **Ordinance 6-2024 Creating Ch. 5.10 Relating to Farmers Market.** MOTION (Dreher, Stern) to approve Ordinance 6 regulating farmers markets. Roll call vote – aye 5; nay 0. Motion passed.

17. **Discussion/Direction for Peddlers Permit Regulation.** Discussion ensued generally about background checks on applicants. A final amended version with the modification to an annual permit will be brought back to a future meeting.

18. **Update on Advisory Committee Elephant Rock Vision.** Collins noted the presentation of the Advisory Committee vision is scheduled for July 10. Trustee Farr stated on record that not providing the material prior to the workshop as requested is disrespectful of the Board. Trustee Ehrhardt explained the concern of material being picked apart without hearing the presentation.

Public Comment. Mr. Atis Jurka commented about firearms, requesting that sensitive areas be specified or posted because some people are sensitive to guns in general.

Board Reports. Trustee Nick Ehrhardt reported the positive trail building activity. Trustee Kevin Dreher commented that the Walnut/Greeley parking looks great and suggests replacing rock with larger rock when we have it. Trustee Dennis Stern mentioned his attendance to the Pikes Peak Regional Advisory meeting and that residential permits are up. Mayor Havenar said the Board of Health meeting was review of financial audit and budget.

Next Meeting (July 10 workshop - presentation from Advisory Committee; July 11) and Future Items

Convene to Executive Session. Attorney Krob added possible acquisition of real property and to direct negotiators, pursuant to Sections 24-6-402(4)(a) and (e), C.R.S. MOTION (Farr, Stern) to convene to executive session at 7:33 pm. Roll call vote – aye 5; nay 0. Motion passed.

A) For the purpose of discussing a matter that is subject to negotiation and to direct negotiators with regard to possible development incentives pursuant to Section 24-6-402(4)(e), C.R.S.

B) For the purpose of discussing a matter that is subject to negotiation related to a possible annexation, pursuant to Section 24-6-402(4)(e), C.R.S.

Reconvene to Open Session

Adjourn. MOTION (Farr, Stern) to adjourn at 8:28 pm. Motion passed.


Mayor Glant Havenar


ATTEST: Dawn A. Collins, Town Clerk