



BOARD OF TRUSTEES

Thursday, December 09, 2021 at 5:00 PM

Tri-Lakes Chamber House, 300 Hwy 105, Monument

MINUTES

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

Pledge of Allegiance

Roll Call. Present: Mayor Bill Bass; Trustees Darin Dawson, Jessica Farr, Sam Padgett, Nicole Currier, Glant Havenar, Karen Stuth.

Introductions/Presentations

1. Introduction of New Business - Lifepoint Medical Consultants LLC (Hwy 105). Reschedule to a January meeting.

Consent Agenda

MOTION (Padgett, Farr) to approve the consent agenda including items:

2) Minutes from November 18, 2021 Meeting and 3) Checks over \$15,000 - TN Parker (\$91,324.76).

Roll call vote – aye (7); nay (0). Motion passed.

Staff/Department Reports

4) Water; 5) Public Works including Roads & Park Maintenance; 6) Police; 7) Fire; 8) Administration - provided in the packet. 9) Attorney – no report.

10) Administrator/Clerk – update of ramp project to be completed about Christmas and library personnel reviewing a draft of the lease agreement; town hall roof restoration is completed and additional projects will be reviewed for funding (ADA compliance, kitchen update). The power upgrade and electrical work are in planning. The Master Plan scope of services was modified and will go to the Planning Commission for authorization on 12/15. The survey is anticipated to be ready mid January. Residential well discussion is continuing with the state; upcoming events through December were presented.

Trustee Havenar mentioned the north pole mailbox for letters to Santa.

Public Comment

None made.

Public Hearing

11. PUBLIC HEARING to Consider Rezoning Request (R1 to RA). No person spoke against the rezoning. Mayor Bass closed the hearing.

Business Items

12. Ordinance 14-2021 to Rezone Parcel from R1 to RA. Mr. Brenneman was present for questions. MOTION (Stuth, Havenar) to approve Ordinance 14-2021 to rezone property to RA. Roll call vote – aye (7); nay (0). Motion passed.
13. Ordinance 15-2021 to Grant Franchise Agreement with Black Hills Energy - 1st Reading. Attorney Krob provided background for required readings. MOTION (Padgett, Farr) to waive full reading. Motion passed. Trustee Havenar raised concern about leaving poles for utilities. This agreement provides authorized use of ROW for gas line. MOTION (Stuth, Dawson) to pass Ordinance 15-2021 first reading for franchise agreement. Roll call vote – aye (6); nay (1-Havenar). Motion passed.
14. Ordinance 12-2021 to Create Section 5.10 Short Term Rentals. Discussion took place about the cap and background was reviewed for few public members. Mr. George Blake inquired about any issues. Mr Gordon, Brenda Woodworth and John Russell inquired about the changes. Trustee Farr explained the need for managing commercial activity in residential zoning of the Town. Staff stated that a new application packet will be created and provided in January. MOTION (Stuth, Padgett) to approve Ordinance 12-2021 creating short term rental code criteria. Roll call vote – aye (7); nay (0). Motion passed.
15. Ordinance 13-2021 to Repeal and Replace Chapter 5.02 of Municipal Code Relating to Business Licenses. Review of the procedure for business license renewals took place. MOTION (Farr, Stuth) to approve Ordinance 13-2021 to replace section 5.02. Roll call vote – aye (7); nay (0). Motion passed.
16. Resolution 54-2021 to Extend Conditional Use – Fletchers. Mr. Fletcher addressed the Board on what has taken place and what heavy equipment remains on his property. Discussion took place about the length of time recommended by the Planning Commission. MOTION (Dawson, Farr) to approve Resolution 54 with a 6-month extension. Roll call vote – aye (3); nay (4 – Padgett, Currier, Havenar, Stuth). Motion failed. Discussion to amend the timeframe took place. MOTION (Padgett, Stuth) to amend the resolution to 3 months and approve the extension. Roll call vote – aye (6); nay (1 - Farr). Motion passed.
17. Resolution 55-2021 to Authorize Green & Associates (Financial Audit 2022). MOTION (Currier, Havenar) to approve Resolution 55-2021 to authorize agreement with Green & Associates. Roll call vote – aye (7); nay (0). Motion passed.
18. Resolution 56-2021 to Consider and Adopt 2022 Town Budget. Review of the budget took place. MOTION (Stuth, Dawson) to approve Resolution 56-2021 to adopt the 2022 Town Budget. Roll call vote – aye (4); nay (3 – Farr, Currier, Havenar). Motion passed.
19. Consideration of PD Request for Training at Elephant Rock. Staff requested use of the property for live action, scenario based training with area agencies. Concerns were raised and Chief Vanderpool assured the Board of the care they will take, including recommended action from CIRSA. MOTION (Havenar, Stuth) to allow the training with recommendations. Roll call vote – aye (5); nay (2 – Farr, Currier). Motion passed.

Board Reports. Trustee Stuth explained the status of PLEDG (Palmer Lake Economic Development Group) activity and anticipate a presentation to the Board by February.

Next Meeting (January 13) and Future Items. Dates were discussed for retreat time to discussion the elephant rock property and revenue plans. Dates of 1/21 and 2/4 were agreed to beginning at noon.

Convene to Executive Session.

Pursuant to 24-6-402(4)(b) C.R.S., conference with an attorney for the purpose of receiving legal advice on specific legal questions (penalty for non-compliance) MOTION (Currier, Stuth) to convene to executive session. Roll call vote – aye (7); nay (0). Motion passed.

Reconvene to Open Session and Adjourn. MOTION (Farr, Padgett) to reconvene to adjourn at 6:49PM.

Roll call vote – aye (7); nay (0). Motion passed.

William Bass, Mayor

Dawn A. Collins, Town Clerk

Date