



BOARD OF TRUSTEES MEETING

Thursday, February 08, 2024 at 6:00 PM

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

MINUTES

Call to Order. Mayor called the meeting to order at 6:08 pm following the workshop.

Pledge of Allegiance

Roll Call. Present: Mayor Glant Havenar; Trustees Nick Ehrhardt, Shana Ball, Jessica Farr, Sam Padgett, Dennis Stern. Possibly late/excused: Trustee Kevin Dreher.

Consent Agenda. MOTION (Stern, Farr) to approve the consent agenda including items 1) Minutes for the January 25, 2024 Meeting and 2) Financials (December). Roll call vote – aye 6; nay 0. Motion passed.

Staff/Department Reports

3) Water; 4) Public Works including Roads & Park Maintenance; 5) Police; 6) Fire; 7) Administration – no questions.

8. Attorney – no report.

9. Administrator/Clerk – Collins provided an update on assembling an interim plan while searching for qualified candidates to fill the equipment operator and Public Works supervisor position. Collins pointed out the unused balance from the December 2023 financials and the amended cash position page. She stated the Pikes Peak Library will be installing security gates at the interior entrance. Collins reported that Chief Vincent is seeking replacement glass for the fireplace in town hall; gathering estimates for broken windows in the town hall kitchen and the library; and that painting will get completed in the town office. Board members were invited to participate in the Tri Lakes Chamber After Hours event hosted at the town hall on 2/20 and to save the date for the annual awards dinner in April.

Business Items

10. Special Event Application - Easter Egg Hunt 3/30. Mayor Havenar and Collins mentioned details of the Easter Egg Hunt, including combining the Fire Association pancake breakfast with the event. MOTION (Farr, Padgett) to approve the event and waive the event fee. Roll call vote – aye 6; nay 0. Motion passed.

11. Update on the Pickleball Court Project by Awake Palmer Lake. Collins provided an update to the Board that the courts may be relocated altogether which will void language to fund the possible water

line repair/replacement from the MOU. Awake Palmer Lake and the Parks and Trails Commission will consider the alternative location and a recommendation made to the Board at the next meeting.

12. Resolution 15-2024 to Adopt the 2024 Town Master Fee Schedule. As a result of the workshop discussion to consider the draft fee schedule further, MOTION (Farr, Ball) to table this resolution to a future meeting date. Roll call vote – aye 6; nay 0. Motion passed.

13. Resolution 16-2024 to Authorize Staff to Provide Relief for Excessive Water Leak. Collins explained the financial hardship for residents that may experience a water leak in the service line with the new tier structure. It was suggested that staff be authorized to provide relief to residential accounts that amount over tier 2 and repair the leak. MOTION (Padgett, Farr) to approve Resolution 16-2024 to authorize staff to provide relief as presented. Roll call vote – aye 6; nay 0. Motion passed.

14. Resolution 17-2024 to Adopt Revisions to the Anti-Harassment Policy and Employee Handbook Language. Mayor Havenar asked if the revised language is satisfactory to Board members. MOTION (Ball, Padgett) to approve Resolution 17-2024 to adopt the revised anti-harassment language as presented. Roll call vote – aye 6; nay 0. Motion passed.

15. Consider and Authorize Asbestos Abatement Service to Structures at Elephant Rock Property. Mayor Havenar recognized a few public members to address the Board about this item. Mr. Richard Willan handed out a one page proposal and requested that the Board consider keeping the cabins for use with the property. He offered to remodel and oversee the rental of the cabins for the use allowed on the property – connected to the spa, event. Discussion took place about lodging. Ms. Lindsay Willan stated they would like to present a proposal to the Board. The Board give a majority consensus to staff to schedule the proposal on a future meeting agenda. Mr. Kurt Ehrhardt inquired about the asbestos abatement process. He also cautioned the Board members against a lease to own on the property. MOTION (Ball, Ehrhardt) to table the asbestos abatement until a later date. Roll call vote – aye 5; nay 1. Motion passed.

16. Authorize Mayor to Sign Letter Opposing HB 24-1007. Mayor Havenar explained the position proposed to the Board on the bill, specifically that she disagrees with the state imposed mandates to local control. Discussion took place about additional legislation and having to bring each bill to the Board. It was agreed to discuss each to determine a Board position. MOTION (Ball, Stern) to authorize Mayor Havenar to sign the letter opposing HB 24-1007. Roll call vote – aye 4; nay 2 (Ehrhardt, Padgett). Motion passed.

Public Comment. Ms. Cyndee Henson inquired about the Ben Lomand property. Mayor clarified the property being proposed to annex into the Town of Palmer Lake. Mr. Phil Tedeschi and Ms. Becky Albright inquired about the bill discussed at item 16. Discussion took place about the nuclear family, affordable housing, and proposed occupancy changes. Mayor Havenar responded that she is not necessarily opposing the ideas of the bill but opposing the state dictating versus having local control. Discussion ensued about family units. Ms. Albright also encouraged the Board to preserve what exists at the Elephant Rock property and encouraged open discussion about the use.

Trustee Nick Ehrhardt explained his prior vote against the letter opposing the bill.

Board Reports. Trustee Ehrhardt stated that Parks Commission will discuss the proposed relocation of the pickleball courts. Trustee Shana Ball reported that the EMS grant was submitted for the Fire AEDs. Trustee Padgett stated she will be attending her first Community Development Advisory Board meeting in a couple weeks.

Next Meeting (2/22) and Future Items

Convene to Executive Session 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) – potential sale of town property, amend Elephant Rock lease agreement; and for conference with Town Attorney for the purpose of receiving legal advice under C.R.S. 24-6-402(4)(b) - PD complaint. MOTION (Farr, Ball) to convene to executive session at 7:04 pm. Roll call vote – aye 6; nay 0. Motion passed.

Reconvene to Open Session

Adjourn. MOTION (Padgett, Stern) to adjourn at 7:56 pm. Motion passed.

Mayor Glant Havenar

ATTEST: Dawn A. Collins, Town Clerk