



## BOARD OF TRUSTEES MEETING

Thursday, August 08, 2024, at 6:00 PM

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

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### MINUTES

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

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

**Pledge of Allegiance.** Mayor invited Ms. Kim Briding to lead the pledge.

**Introduction** – Ms. Kim Briding, Principal of Palmer Lake Elementary School, introduced herself and provided her background and updates to the elementary school.

**Consent Agenda.** MOTION (Ball, Dreher) to approve the consent agenda including items 1) Minutes from July 25, 2024, Meeting; 2) Checks over \$15,000 - Hach Company (\$15,126.00) and Meyer & Sams/GMS (\$33,814.82); 3) Financials (December 2023) inadvertently missed. 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 – Lt Berry reported that the Fire Cadet Academy was completed.

8) Administration

9) Attorney Krob reported that legislative updates will be provided to the Board at an upcoming meeting, and he will provide case updates to PD. He noted there is not a report for executive session.

10) Administrator/Clerk – Collins reported updates about staffing and open positions as well as current projects. A reduction of the Town workers' compensation experience modification rate (EMOD) was reported. It was noted that police personnel will work with the elementary school. A report was made on National Night Out and the CORE EV chargers currently charged for service. A joint workshop with the Board of Trustees and Planning Commission is scheduled for 9/4. Collins stated that Awake Palmer Lake .5k event is approved for Sunday 9/29 at 10 AM.

#### Business Items

11. Resolution 41-2024 to Authorize Asbestos Removal from (7) Elephant Rock Structures. Mayor Havenar noted that the quotes are honored from earlier in the year. Ms. Cindy Kuchinsky inquired about the process for abatement. Ms. Cyndee Henson inquired about other buildings having asbestos. MOTION (Farr, Stern) to approve Resolution 41-2024 to authorize asbestos removal by Advanced Remediation Services. Roll call vote – aye 7; nay 0. Motion passed.

12. Resolution 42-2024 to Create Advisory Committee for Elephant Rock Financial Plan. Discussion took place about the redline version of the resolution provided by Attorney Krob. Mr. David Parks requested clarification of the action on the buildings. Mr. Atis Jurka commented about the reduced number to seven members versus the first committee of ten, and he asked if the Board would consider funding for the new committee and provide detailed directions to the committee. Mr. Kent Hutson suggested that the resolution be broadened to include unused property along with existing structures. Discussion took place about the maximum number of members and including property. Mr. Richard Willan inquired why another committee and Mayor Havenar stated the recommendation from the first advisory committee to determine financial viability for the remaining property and/or buildings in order to consider implementation of the ideas presented. Trustee Ehrhardt clarified that establishing this committee is not so much a compromise but following the implementation suggested by the initial advisory committee. Amendments to the resolution language were discussed to include up to ten members, include property language in addition to the structures noted, and extend the timeframe. MOTION (Stern, Dreher) to approve Resolution 42-2024 as amended. Roll call vote – aye 7; nay 0. Motion passed.

13. Ordinance 9-2024 to Authorize and Approve Sale of Town Owned Real Property. Attorney Krob explained the required ordinance to sell town property according to the terms of the agreed PSA. Mr. Kent Hutson raised a concern about the trail (Santa Fe to Greenland) not being mentioned in the ordinance. Discussion took place about the deed, at the time of sale, listing all detailed exceptions (ie., easements). MOTION (Stern, Dreher) to adopt Ordinance 9 authorizing the sale. Roll call vote – aye 6; nay 1 (Padgett). Motion passed.

14. Direction on Amended Code Relating to Business License Regulations. Attorney Krob reviewed the redline suggestions from previous Board discussion. It was clarified that owners (contract work) of single-family lots not part of a larger development would be exempt from a business license. Attorney Krob will finalize an ordinance to amend this section of code regulation.

15. Direction on Mediation for Board Members. The Board agreed to move forward with a third-party mediator as agreed by the two members.

**Public Comment.** Mr. Atis Jurka suggested the Board be a good steward of town funds and expressed concern about funds being spent on asbestos abatement to demo buildings. He commented that funds can be recouped if used to generate revenue. Mr. Gene Kalesti remarked that the Board made an emotional decision stating it is wasteful and disrespectful of residents. Ms. Laura McGuire thanked the members for their time and service to the community and provided comments supporting Board decisions even when a decision is not agreed with. Mr. Tim Eckert stated that 300 people signed a petition to support the cabins, and he does not believe that the public are supported by the Board decision. Ms. Cyndee Henson stated that she put a lot of hard work into her cabin, that she is against tearing down cabins, and that there are grant funds to help. Ms. Stacey Burton offered thanks for the Chautauqua events, stating that she enjoyed the historical walk and noted that the town has a rich history. Ms. Lindsay Willan referenced a letter from the State Historical Society, inquiring why the PPE form was not completed for the assessment of the cabins. Ms. Rebecca Albright commented that she hoped the mediation on the agenda would be successful for Board members. Ms. Katrina Tolbert stated that she was born and raised in the town and asked why the Board would tear down buildings. She requested the Board reconsider, and she also requested that the Board allow dogs and horses on the reservoir access road. Mr. Gene Kalesti asked the Town Attorney to file an injunction to stop the Board from tearing down the cabins. Mr. Nick Olson stated he is celebrating 40 years living in the town

and does not appreciate the decision to tear down the cabins. Ms. Alisha Sears explained that she is a hairdresser in town and has heard from a lot of citizens stating they want the cabins kept. She suggested another look at saving them.

**Board Reports.** No report.

**Next Meeting (8/22) and Future Items**

**Convene to Executive Session** - 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. - No report.

**Reconvene to Open Session**

**Adjourn.** MOTION (Dreher, Stern) to adjourn at 7:25 pm. Motion passed.

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*Mayor Glant Havenar*

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*ATTEST: Dawn A. Collins, Town Clerk*