



BOARD OF TRUSTEES

Thursday, February 10, 2022 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 Jessica Farr, Karen Stuth, Nicole Currier, Glant Havenar.
Excused: Trustees Darin Dawson, Sam Padgett.

Introductions/Presentations

1. Introduction of Mr. Joe Roybal, candidate for El Paso County Sheriff. Mayor Bass introduced Mr. Roybal and he shared his background and top priorities if elected to collaborate for the entire region, including safety, mental health intervention, and combat bad legislation.

Consent Agenda

Discussion about the revised agenda adding the resolution for the Section 125 plan for medical benefits. MOTION (Stuth, Currier) to approve the consent agenda including 2) Minutes from January 13, 2022 Meeting; 3) Checks over \$15,000 – CIRSA, TN Parker Construction, Community Matters; 4) Financials (December); 5) Resolution 12-2022 to Adopt Section 125 Plan Document. Roll call vote – aye 5; nay 0. Motion passed.

Staff/Department Reports

6. Water; 7. Public Works including Roads & Park Maintenance; 8. Police - inquiry about car break ins; 9. Fire; 10. Administration – including land use activity for 2021 and regular monthly report of permits; 11. Attorney

12. Administrator/Clerk. Collins provided updates to the ramp and town hall projects and the Master Plan progress. The parking kiosk is moving forward for installation in March. Updates were also provided on water taps to date of 1,035 (of estimated 1,145), appointments open for town officials, two drilling rigs remaining at Fletchers' property, and GMS work including the High Street drainage study – coming in March – and the water accounting study possibly complete in June. Collins also inquired about Board attendance for the Tri-Lakes Chamber luncheon on 2/18.

Public Comment. Susan Miner offered information to securely re-hang the historical society prints in town hall.

Public Hearing

13. Petition to Disconnect from Town of Palmer Lake - United Congregational Church. Discussion ensued about keeping UCC in town. Board members held an exchange about the services that will continue to be provided to the area. Public members spoke - Shana Ball agreed the Board should not annex and see what happens even if it goes to Court. Susan Miner stated the Town should not act like a victim and stand up for what the Town wants. Shana Ball inquired about annexing County property. Martha Brodzik stated that the County may have stricter development requirements. Kurt Ehrhardt provided a past example of Forest View 1-2 development. Martha Brodzik offered an example of the Villas annexation. The Board continued to discuss reasons not to allow the disconnection. Attorney Krob provided possible response from the applicant. Mayor Bass closed the hearing.

Business Items

14. Resolution 6-2022 to Approve Appointments to Planning Commission. MOTION (Havenar, Stuth) to approve Resolution 6 re-appointing Shana Ball, appointing new members Susan Miner and Martha Brodzik to the Planning Commission. Roll call vote – aye 4; nay 1 (Farr). Motion passed.

15. Resolution 7-2022 to Approve Appointment to Parks Commission. MOTION (Havenar, Stuth) to approve Resolution 7 with re-appointments to the Parks Commission. Roll call vote – aye 5; nay 0. Motion passed.

16. Resolution 8-2022 to Approve Appointments to Board of Adjustments. Trustee Havenar abstained from the item due to being a BOA member. MOTION (Currier, Farr) to approve Resolution 8-2022 with re-appointments to the BOA. Roll call vote – aye 4; nay 0; abstain 1 (Havenar). Motion passed.

17. Resolution 9-2022 to Appoint Citizen Member to Citizen's Advisory Committee (PPACG - CAC). MOTION (Havenar, Stuth) to approve Resolution 9 to appoint Nikki McDonald to CAC. Roll call vote – aye 5; nay 0. Motion passed.

18. Resolution 10-2022 to Adopt 2022 Master Fee Schedule. Discussion took place with Board members about the marijuana license fees being too high compared to other fees. Collins explained modifying the fees based on the prior Board direction and discussion from business owners and asked what Board members want the fees to be. Public member (Claudia) offered that marijuana licensing is limited whereas liquor and other licenses are not limited. MOTION (Currier, Havenar) to Resolution 10-2022 with addition of a specific explanation of the MOD (modification of premise fee for marijuana facility). Roll call vote – aye 3; nay 2 (Stuth, Farr). Motion passed.

19. Resolution 11-2022 to Authorize Lease Agreement with Pikes Peak Library District. MOTION (Havenar, Currier) to approve Resolution 11 authorizing the lease agreement as presented. Roll call vote – aye 4; nay 1 (Stuth). Motion passed.

20. Ordinance 1-2022 to Disconnect (De-annex) from Town of Palmer Lake. Mayor Bass stated this is the ordinance for action on the petition to disconnect from the town. MOTION (Havenar, Currier) to consider Ordinance 1 to allow the disconnect of UCC. Roll call vote – aye 1; nay 4 (Havenar, Currier, Stuth, Farr). Motion failed.

21. Ordinance 2-2022 to Amend Section 5.02 Relating to Business Licenses. Collins noted this is an administrative clean up of the code. MOTION (Havenar, Stuth) to approve Ordinance 2 to amend the business license code to include conducting business within town boundaries. Roll call vote – aye 5; nay 0. Motion passed.

22. Ordinance 3-2022 to Amend Section 12.03.020 Relating to Variance of Road Standards. Collins noted this is to tighten up the reasons to not build to standard. MOTION (Havenar, Farr) to approve Ordinance 3 amending section 12.03.020. Roll call vote – aye 5; nay 0. Motion passed.

23. Ordinance 4-2022 to Amend Section 3.04.050 Relating to Lodging Fee. Collins noted this was to remove tax language and refer to master fee schedule for fee. MOTION (Havenar, Currier) to approve Ordinance 4 amending section 3.04.050. Roll call vote – aye 5; nay 0. Motion passed. Marty Brodzik inquired about where to find the Board packet information.

24. Direction on Elephant Rock Property: value, lease area, personal property. Collins reviewed the questions that arose from a prior Board retreat for next steps for the property. Does the Board want a minimum of two quotes for a party to evaluate the property value and use? Kurt Ehrhardt inquired why the value is needed if the town cannot sell it. Board members stated the value is important to determine lease potential. MOTION (Havenar, Currier) to direct staff to obtain quotes for assessment. Roll call vote – aye 5; nay 0. Motion passed. Does the Board want a property map to identify areas to lease or not to lease? Susan Miner stated that an advisory team member does mapping (Kevin). Board discussion took place about beginning with the assessment first and not taking further action on areas to lease or giving away items. Collins inquired about the town departments, town hall kitchen needs and parks potential use. Susan Miner offered to assist to de-commission the items on the property. MOTION (Currier, Farr) to allow the departments to utilize any items for town office, department, town hall or parks. Roll call vote – aye 5; nay 0. Motion passed. Trustee Havenar expressed the request from the Terres family about a donated piano. All items will remain for now.

Board Reports. Trustee Stuth stated that the Master Plan survey has 300 surveys complete but will keep it open to increase the number.

Next Meeting (Feb 24) and Future Items

Convene to Executive Session. MOTION (Currier, Farr) to convene to executive session at 6:48 PM. Roll call vote – aye 5; nay 0. Motion passed. Attorney Krob announced: *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) – Fire Department.*

Reconvene to Open Session. MOTION (Currier, Farr) to reconvene to regular session at 8:07 PM. Roll call vote – aye 5; nay 0. Motion passed.

Adjourn. MOTION (Currier, Stuth) to adjourn at 8:07 PM. Roll call vote – aye 5; nay 0. Motion passed.

William Bass, Mayor

ATTEST: Dawn A. Collins, Town Clerk