BOARD OF TRUSTEES MEETING

Thursday, June 12, 2025 at 6:00 PM

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

MINUTES

Call to Order & Roll Call. Mayor Pro Tem Stern called the meeting to order at 5:07 pm. Present: Trustees Atis Jurka, Amy Hutson, Kevin Dreher, Dennis Stern, Tim Caves, Shana Ball.

Convene to Executive Session. MOTION (Ball, Hutson) to convene to executive session. Roll call vote – aye 6; nay 0. Motion passed. For the purpose of:

A) 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) and conferences with the Town Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. 24-6-402(4)(b) – input on possible annexation agreement for proposed Buc-ee's development; and

B) to confer with the Town Attorney for the purpose of receiving legal advice on specific legal questions related to litigation initiated against the Town by Moseley and Brodzik including the nature of the claims and the Town's defenses, pursuant to Section 24-6-402(4)(b), C.R.S.; and

C) to determine the Town's position and direct negotiators and to confer with the Town Attorney for the purpose of receiving legal advice on specific legal questions related to litigation initiated against the Town by Integrity Matters including additional claims and negotiations, pursuant to Sections 24-6-402(4)(b) and (e), C.R.S.; and

D) 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) and conferences with the Town Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. 24-6-402(4)(b) – review of property lease amendment for Eco Spa at Elephant Rock property.

Reconvene to Open Session at 5:50 pm. Mayor Pro Tem Stern announced a brief recess.

Mayor Pro Tem Stern convened the regular meeting at 6:02 pm.

Roll Call. Present: Trustees Atis Jurka, Amy Hutson, Kevin Dreher, Dennis Stern, Tim Caves, Shana Ball.

Invocation presented by Trustee Dreher

Pledge of Allegiance led by Trustee Jurka

Presentation. Mayor Pro Tem Stern recognized Trustee Caves with a certificate of appreciation for his personal time dedicated to completing the west side restroom at Palmer Lake.

Consent Agenda. Mayor Pro Tem announced the consent items, and Collins mentioned two additional checks over $15,000 – one for Community Matters Institute for planning services and one for Filtronics for the filter media repair at the water treatment plant. MOTION (Ball, Dreher) to approve the consent agenda including 1) Minutes from May 22, 2025 Meeting; 2) Minutes from Special Meeting May 29, 2025; 3) Checks over $15,000 - Daniel's Long Chevrolet ($34,763) for PD Vehicle, 2025 Chevrolet Colorado; and two additional checks stated. Roll call vote – aye 6; nay 0. Motion passed.

Staff/Department Reports

4. Water – no comment or question.

5. Public Works including Roads & Park Maintenance – no comment or question.

6. Police – Trustee Jurka inquired about firearms in public buildings. Chief Smith stated that appropriate signage will address his concern.

7. Fire – no comment or question.

8. Administration – no comment or question.

9. Attorney – no comments.

10. Administrator/Clerk – Collins provided a staffing update including a seasonal new hire for parks maintenance, resignation of the full time parks maintenance and advertising, and part time applicants for Fire. She stated that the town venue reservation system, Civic Rec, is planned to launch in the coming week. Collins mentioned the water department projects taking place. She inquired about tentative dates for additional meetings in July.

Business Items

11. Accept Resignation of Mayor Havenar & Address Mayoral Vacancy Which May Include Appointment or Setting Election. Mayor Pro Tem Stern requested a motion to accept the resignation from Glant Havenar as Mayor. MOTION (Ball, Dreher) to accept the resignation. Roll call vote – aye 6; nay 0. Motion passed. Attorney Krob reviewed the options to fill the vacancy, those set in statute and town code. He recommended the Board members consider a qualified individual who has been involved in the current town business discussions. Trustee Caves stated the current Mayor Pro Tem would be the best candidate to serve as Mayor. Attorney Krob explained that Trustee Stern would have to resign as Trustee if he was interested to serve as Mayor. Trustee Stern agreed and offered his resignation as Trustee. MOTION (Ball, Caves) to accept the resignation from Mayor Pro Tem. Roll call vote – aye 5; nay 1 (Jurka). Motion passed. MOTION (Caves, Dreher) to appoint Dennis Stern as Mayor. Trustee Jurka stated that due to the division and members being recalled, he would prefer to open it to the public. He stated that he disagreed with consideration of a trustee under recall. Trustee Ball stated she prefer to consider the Town Attorney recommendation. Trustee Hutson stated that members are currently elected officials. Roll call vote – aye 5; nay 1 (Jurka). Motion passed. Collins administered the oath of office to Dennis Stern as Mayor. Mayor Stern suggested he appoint the Mayor Pro Tem and chose Trustee Amy Hutson. MOTION (Dreher, Ball) to approve the appointment of Trustee Hutson as Mayor Pro Tem. Roll call vote – aye 6; nay 0. Motion passed. Direction from the Board was to post the vacant Trustee seat for application for two weeks to consider applicants on June 30 (rescheduled meeting from June 26).

12. Resolution 41-2025 to Approve Amended Option to Purchase with EcoSpa LLC. Attorney Krob explained the amended option to purchase and Trustee Caves explained the area of elephant rock property to purchase, stating the time would be about the time of occupancy established for the spa.

MOTION (Ball, Hutson) to approve Resolution 41-2025 as amended. Roll call vote – aye 6; nay 0. Motion passed.

13. Resolution 47-2025 to Approve Park Hours to Post. Collins informed the members of the town code identifying park hours as posted. Review of the various signs with hours was reviewed by the Parks and Trails Commission. A recommendation to generally post hours from dusk to dawn was presented except for particular amenities such as pickleball courts. MOTION (Ball, Hutson) to approve Resolution 47-2025 to post hours as recommended. Roll call vote – aye 6; nay 0. Motion passed.

14. Resolution 48-2025 to Designate Hearing Officer for Protests to Petitions. Collins explained the recommendation of designating a hearing officer to conduct required hearing for any protests received for petitions. She referenced Ms. Karen Goldman's bio and rate of $100 per hour. MOTION (Dreher, Ball) to approve Resolution 48-2025 designating Ms. Goldman as hearing officer. Roll call vote – aye 6; nay 0. Motion passed.

15. Resolution 49-2025 to Authorize Debt Collection Agreement with Integral Recoveries. Discussion took place about unpaid court fees and other fees of the town. The recommended Integral Recoveries is highly recommended for municipal court collection. Deputy Town Clerk Romero stated collections have not taken place for about four years. The agreement is annual and may be terminated with 30-day notice, if needed. MOTION (Hutson, Dreher) to approve Resolution 49-2025 to authorize agreement with Integral Recoveries. Roll call vote – aye 6; nay 0. Motion passed.

16. Discussion/Direction to Amend Code and Advertise for Planning Commission Alternate. Trustee Caves suggested that Planning Commission members have alternate member or two. Discussion took place about amending the ordinance to either one or two members. Direction was to amend to add two alternates and advertise for citizen appointments.

17. Review/Direction Relating to Single Hauler Trash Collection (Waste Connection). Attorney Krob explained the response from Waste Connection. He stated that options for the Board are to 1) issue a new RFP for preferred rate; 2) town enters contract with provider for trash service; or 3) do nothing. Discussion ensued between members about the direction. Trustee Caves suggested tabling the item until a later date. Discussion continued about who would administer the billing. Direction was given to check into options with the trash collection service about administering billing and at a later date, when information is assembled, bring the item back. Mr. Roger Moseley inquired whether the contract would be an enterprise fund or a fee.

18. Update/Direction on Elephant Rock Planned Development Plan. Discussion about elephant rock next steps took place. Trustees Hutson and Caves stated that a realtor will be considered to help fill the main lodge. Trustee Ball suggested also reaching out to Pikes Peak Small Business Development Center. Discussion took place about the estimates for the survey, from town planning and engineering consultant to assist with developing the Planned Development plan. Along with a service agreement, it was requested that funds be identified in the budget to support the work. It was also agreed that this work must happen sooner than later to keep the EcoSpa progress moving forward.

Public Comment. Mr. Rene Trudel passed on his time. Commissioner Bill Wysong commented that officials have a responsibility to represent the people who elect us and referenced the recall process. He commented that the people of Palmer Lake deserve to be heard. He suggested that the trash collection item could be added to a special election, and he stated that he hoped issues will be set aside moving forward. Ms. Beth Harris stated she was not allowed to share comments at the time item

11 was taken and expressed her concern about appointing a member under recall. Mr. Steve Draper stated he was unable to speak to item 11 and stated concern about how we got here and how Bucees appeared on the scene, noting that the property's eligibility is illegal. Mr. Roger Moseley referenced a letter about admin duties not being identified or performed. He asked what the plan is and who is running the town. He stated that he prefers the Board discuss the item at a future meeting. Mr. Sean Sawyer displayed a Stop Bucees sign made for Tri-Lakes Preservation. He expressed concern about the Mayoral appointment and stated that members are not transparent. He referenced text messages that he read and stated he will continue to challenge ideas and added that Larkspur will get involved. He asked that members not scar the community and do the right thing. Ms. Trina Shook expressed disappointment that the Board is not doing the right thing. She told members that it will get worse. Mr. Alex Farr stated that the behavior toward the town is unacceptable, mentioning that there is a process taking place. He asked why the development in Monument is going unchecked and the pressure on Palmer Lake. Mr. Farr stated the public attitude is wrong and the town deserves to review options. Ms. Nancy Jurka stated that she has been subjected to horrible messages and accused Board members that they let it happen. She stated that officials are elected to listen to the people. Ms. Jurka stated that she expects members to treat each other with respect, and she hoped to move forward in a positive direction.

Board Reports. Trustee Hutson stated that work began to develop an Economic Development plan. Trustee Caves reported the landscape work around Centennial started. Trustee Ball reported her attendance at the 911 Authority and invited Ms. Susan Miner to explain the process and communication plan for Economic Development. Ms. Susan Miner reviewed the organizational schedule and communication plan with members.

Next Meeting (6/30) and Future Items

Mayor Stern announced a brief recess at 7:49 pm before returning to executive session.

Convene to Executive Session at 8:08 pm.

Reconvene to Open Session at 9:50 pm.

Adjourn. MOTION (Ball, Dreher) to adjourn at 9:50 pm. Motion passed.

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Mayor Dennis Stern *ATTEST: Dawn A. Collins, Town Clerk*