

RECORD OF PROCEEDINGS

**Regular Meeting
Town of Grand Lake – Board of Trustees
Monday January 10, 2022, 6:00 PM**

CALL TO ORDER: The regular meeting of the Board of Trustees was called to order by Mayor Pro-Tem Bjorkman at 6:00 P.M. in the Town Hall Board Room

PLEDGE OF ALLEGIANCE: Mayor Kudron led everyone in reciting the Pledge of Allegiance

ROLL CALL PRESENT: Mayor Pro-Tem Bjorkman, Trustees Southway, Bergquist, Calvin-Braley and Arntson; Town Clerk Thompson, Town Manager Crone

ABSENT Trustee Bruton – Mayor Kudron (participate remotely)

Consideration to excuse Trustee Bruton from the Workshop and Evening Meeting

Trustee Southway made a motion to excuse Trustee Bruton from todays Workshop and Evening Meeting. Trustee Arntson seconded the motion. Town Clerk Thompson called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bjorkman	Aye
Trustee Southway	Aye
Trustee Bergquist	Aye
Trustee Calvin-Braley	Aye
Trustee Arntson	Aye
Trustee Bruton	Absent

ANNOUNCEMENTS: Mayor Kudron announced: Please turn off all cell phones during the meeting

CONFLICTS OF INTEREST: Mayor Kudron stated if there are any conflicts of interest with any item on this evening agenda, Trustees may announce their conflict at this time – **None**

MANAGERS REPORT: Grand County is currently seeing approximately 30-35 new cases every day. Ten percent of those cases need to be hospitalized. We are now in winter event season. The pond hockey tournament scheduled on January 22nd has been canceled because of ice conditions. The Winter Carnival is on February 5th. The Grand Foundation’s plans for the Rapids Lodge have fallen through. Apparently, the seller accepted another bid from a private individual.

Since the last meeting, the Town has been hammered with snow. Public Works has put in extraordinary efforts in clearing our streets. The Town has posted an outline of how we approach plowing on Facebook and on the Town website. The snowmobile trails are open and we are seeing snowmobile drivers through Town. Please be careful and keep an eye out for them. Snowmobilers, please drive safely and follow all the Towns rules and traffic laws. Unfortunately, the vandalism at the ice rink damaged the liner. It is impossible to create safe ice because of the leaks. Public Works is trying to get a skating rink open inside the L Dock as soon as it is safe.

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Our April election is coming up very soon. There will be four Trustee positions open for election this year. If you are interested in running, please contact Jenn Thompson as soon as possible to get the necessary packet information, via email jthompson@toglco.com. The next meeting is scheduled on January 24, 2022.

UNSCHEDULED PUBLIC COMMENTS:

Mayor Kudron announced this time is reserved for members of the Public to make a presentation to the Board on items or issues that are not scheduled on the agenda. The Board will not discuss or debate these items, nor will the Board make any decisions on items presented during this time. Rather, the Board will refer the items to Staff for follow up. If a member of the public wishes to comment regarding items on the Agenda, time will be allocated at the beginning of each non-quasi-judicial item. For items of a quasi-judicial nature, time will be allocated during the public hearing for the item. Time limited for Public comments is 3 minutes. **NONE**

MEETING MINUTES:

Consideration to approve the meeting minutes dated December 13, 2021

Trustee Southway made a motion to approve the meeting minutes dated December 13, 2021. Trustee Arntson seconded the motion. Town Clerk Thompson called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bjorkman	Aye
Trustee Southway	Aye
Trustee Bergquist	Aye
Trustee Calvin-Braleley	Aye
Trustee Arntson	Aye
Trustee Bruton	Absent

FINANCIAL REVIEW:

Consideration to approve Accounts Payable for December 2021 and January 2022

Trustee Southway made a motion to approve Accounts Payable for December 2021 and January 2022. Trustee Bergquist seconded the motion. Town Clerk Thompson called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bjorkman	Aye
Trustee Southway	Aye
Trustee Bergquist	Aye
Trustee Calvin-Braleley	Aye
Trustee Arntson	Aye
Trustee Bruton	Absent

NEW BUSINESS:

Consideration to approve Resolution 3-2022, a Resolution approving the Lot Consolidation for Lots 9-14, Block 26, more commonly known as 505 and 517 Grand Avenue, Grand Lake

Trustee Arntson made a motion to approve Resolution 3-2022 with the following condition: applicant to record with the Grand County Clerk and Recorder, within 60 days of approval by the Board of Trustees, the final subdivision plat of Portal Crossing, provided that the application is approved. Trustee Calvin-Braleley seconded the motion. Town Clerk Thompson called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bjorkman	Aye
Trustee Southway	Aye
Trustee Bergquist	Aye
Trustee Calvin-Braley	Aye
Trustee Arntson	Aye
Trustee Bruton	Absent

Consideration of a Major Land Use Development at 505 Grand Avenue, Final Development Application

Trustee Arntson made a motion to approve the Final Development application of 505 Grand Avenue, with the following conditions:

1. Conditions a. through d. from the PC Resolution which provide:
 - a. Prior to the issuance of additional building permits within the development, the Applicant will record with the County a deed restriction for attainable housing on the parcel, in a form reviewed and approved by the Town.
 - b. Master declarations must be submitted by the Applicant to the Town for its review and approval prior to issuance of any certificates of occupancy.
 - c. Lots 9-14 must be consolidated prior to issuance of any further building permits, which was accomplished this evening by the Board's approval of Resolution 03-2022.
 - d. No lots or units may be sold and no certificate of occupancy will be issued for any lot or unit until the property has been consolidated and subdivided which was also accomplished by the Boards approval of Resolution 03-2022. And by approval of this motion.
2. In light of the trend toward smaller dwelling units and the demand for such units in the Grand Lake area, the Board of Trustees finds that the Town's standard for minimum square footage in its Local Employee Residency Plan ("LERP") Guidelines have not been revised for several years to reflect such changes and therefore grants a variance of the minimum square footage requirement under the Towns LERP Guidelines for one-bedroom units, by reducing them from 750 square feet to 600 square feet.
3. Six units within the development will be LERP units upon completion.
4. The six LERP units will be sold as part of the Portal Crossing development for an initial sales price of \$310,000 or less, subject to the terms and conditions of the LERP Guidelines and the attainable housing deed restriction.
5. Two of the six LERP units will be permanently deed restricted as provided in the LERP Guidelines and the attainable housing deed restriction, including the provisions of Section 4 of the Towns requirements and guidelines that allow the Developer and the Town and the Applicant to re-evaluate and adjust the sales price in the event the two units do not sell.

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6. The other four of the six LERP units will be permanently deed restricted pursuant to the provisions of the attainable housing declaration, provided they sell within nine months of issuance of the certificate of occupancy. For each of the four units that do not sell within such nine-month period, then (1) Applicant shall pay all fees waived by the Town associated with each of the unsold units, and (2) upon payment of such fees, Applicant will be entitled to sell the unit at fair market value and it will no longer be subject to the provisions of the Towns LERP Guidelines.
7. Waiver of certain fees and costs. The Town Board agrees to negotiate with the applicant regarding possible waiver of certain fees and charges associated with the development of the six LERP units, with such negotiations to be concluded and reduced to an agreement before the first building permit for any unit within the development is issued.

Trustee Calvin-Braleley seconded the motion. Town Clerk Thompson called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bjorkman	Aye
Trustee Southway	Aye
Trustee Bergquist	Aye
Trustee Calvin-Braleley	Aye
Trustee Arntson	Aye
Trustee Bruton	Absent

Consideration of Resolution 1-2022, a Resolution approving a supplement to the Fiscal Year 2021 budget

Trustee Arntson made a motion to approve Resolution 1-2022, as presented. Trustee Bergquist seconded the motion. Town Clerk Thompson called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bjorkman	Aye
Trustee Southway	Aye
Trustee Bergquist	Aye
Trustee Calvin-Braleley	Aye
Trustee Arntson	Aye
Trustee Bruton	Absent

Consideration of Resolution 2-2022, a Resolution approving a supplement to the Fiscal Year 2022 budget

Trustee Southway made a motion to approve Resolution 2-2022, as presented. Trustee Calvin-Braleley seconded the vote. Town Clerk Thompson called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bjorkman	Aye
Trustee Southway	Aye
Trustee Bergquist	Aye
Trustee Calvin-Braleley	Aye
Trustee Arntson	Aye
Trustee Bruton	Absent

Consideration of Ordinance 1-2022, Approval of a Fee Schedule for Town services and Property Rentals

Trustee Calvin-Braleley made a motion to approve Ordinance 1-2022 with no increase for records requests. Trustee Southway seconded the motion. Town Clerk Thompson called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bjorkman	Aye
Trustee Southway	Aye
Trustee Bergquist	Aye
Trustee Calvin-Braleley	Aye
Trustee Arntson	Aye
Trustee Bruton	Absent

Consideration to accept the recommendations of the Lands Committee

Trustee Arntson made a motion to accept the Lands Committee recommendations. Trustee Calvin-Braleley seconded the motion. Town Clerk Thompson called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bjorkman	Aye
Trustee Southway	Aye
Trustee Bergquist	Aye
Trustee Calvin-Braleley	Aye
Trustee Arntson	Aye
Trustee Bruton	Absent

MAYORS REPORT:

2022 is starting off much different from the rest. I’m sitting here talking to you guys via Zoom. By the way, Ms. Thompson, thank you for switching to Zoom it works much better and I think that every Trustee needs to experience this at least once in their term. It is a very different way to be able to view everything. The camera is set and the Board table looks kind of like a faraway curve in Rocky Mountain National Park. Like you’re going straight up a hill and making a curve. All of you look marvelous!

We have a lot of things that we want to accomplish. We are already tackling things like affordable housing. We have done a real good job in improving the way that our revenues come in. Now we have a bigger Town that we have to take care of, and those revenues need to be re-invested. I think that as a Board we are all doing a really good job. But, it’s also important to know that in the next few months, our Board is going to look different. It seems like every time we blink it looks different. I want to thank our Board for working towards a way that new Trustees don’t get so blindsided and we kind of have a process and we act like we know what we are doing. So, thank you very much.

The one other thing that I did want to mention is I know that we have some discussions on how we do remote meetings and how we handle comments by people. There’s been some real good input. I don’t know if as a Board we want to see them up on the screen, we don’t want them to disrupt the meeting. I think it’s also very important if there is an opportunity that we get some wisdom by people who can’t attend in person, that we

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allow that to happen, and I'm not sure what that is going to look like. We need to figure out the right policy for entering that because we also don't want to go down rabbit holes. I think one thing that's very important is that we treat everybody fairly and as equally as we possibly can.

FUTURE ITEMS & STAFF DIRECTION:

Church & Fire Contracts
Mary Drive Tap Offset
Three Lakes Letter
School fees – review LERP square footage
Negotiations on development fees – Jim Kreutzer

Consideration to enter into Executive Session, pursuant to: C.R.S. 24-6-402(4)(1) to determine positions relative to matters that may be subject to negotiations; develop strategy for negotiations, and instruct negotiators regarding a possible workforce housing project

Consideration to enter into Executive Session, pursuant to: C.R.S. 24-6-402(4)(f)(1) to discuss Personnel matters related to the Town Manager's contract except if the Town Manager requests an open meeting

Trustee Bergquist made a motion to enter into Executive Session. Trustee Arntson seconded the motion. Town Clerk Thompson called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bjorkman	Aye
Trustee Southway	Aye
Trustee Bergquist	Aye
Trustee Calvin-Brale	Aye
Trustee Arntson	Aye
Trustee Bruton	Absent

Grand Lake Board of Trustees entered into Executive Session at 9:40 PM

Grand Lake Board of Trustees exited the Executive Session at 11:43 PM

ADJOURNMENT:

Trustee Southway made a motion to adjourn the meeting. Trustee Bergquist seconded the motion. Town Clerk Thompson called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Bjorkman	Aye
Trustee Southway	Aye
Trustee Bergquist	Aye
Trustee Calvin-Brale	Aye
Trustee Arntson	Aye
Trustee Bruton	Absent

This meeting of the Board of Trustees was adjourned at 11:45:19 PM.



Jennifer Thompson
Jennifer Thompson, Town Clerk

Steve Kudron
Steve Kudron, Mayor