



## GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING MINUTES

Monday, January 13, 2025, at 6:00 PM

Town Hall Board Room – 1026 Park Avenue

*The Town of Grand Lake upholds the Six Pillars of Character:  
Citizenship, Trustworthiness, Respect, Responsibility, Fairness and  
Caring*

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### A. Call to Order

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

### B. Pledge of Allegiance

Mayor Pro-Tem Bergquist led everyone in reciting the Pledge of Allegiance.

### C. Announcements

Mayor Pro-Tem Bergquist announced: Please turn off all cell phones during the meeting.

### D. Roll Call

Mayor Pro-Tem Bergquist, Trustees Arntson, Causseaux, Miller, Schoenherr, Sobon, Town Manager, Kudron, and Town Clerk, Carrell, were present.

### E. Conflicts of Interest

None.

### F. Manager's Report

#### WaterSmart Grant for Stormwater Management Plan:

The Town of Grand Lake's WaterSmart grant was not selected as a finalist for the implementation of the 2023/2024 Stormwater Management Plan.

The Town and the Three Lakes Watershed Association will be working with the Grand Foundation and Windy Gap Environmental Fund Committee to achieve the most effective outcomes from the Stormwater Management Plan.

#### Ice Conditions

The Town's Park Ice Rink is open and being resurfaced regularly. Parks staff have been flooding the lake ring with the goal of surfacing it in the coming week. Fishers are beginning to go onto the lake.

#### RFQ for Space to Create

Staff are working to complete the RFQ for the Space to Create project. The RFQ details will include options for architect/engineer and developer responses.

#### Town Treasurer

As noted in a recent email, our Town Treasurer will be leaving the Town at the end of the month. Her last day in the office will be January 13, 2025. Please be sure to stop and share your regards. Heike has been instrumental in not only ensuring our financial position is strong, but she has also positioned the next Treasurer for continued success in the department. A huge thank you to Heike for her wonderful time with us.

#### Water Billing Changes

The next water bill will contain the increase approved by the Board of Trustees in November of 2024

Marquee Progress:

Work continues at the Town Marquee. They are working through the weather.

Staff Openings:

Code Enforcement/Permit Tech – interviewing ; decision by 1/15/25 Planner – 2 thirty-day postings. To discuss options.

Town Manager. To discuss options.

Treasurer. Prepared to post. To discuss options.

January Event Highlights:

1/14/25: Happening at the House *Wes House from Winding River Resort* Community House

1/24-26/2025: Three Lakes Ice Fishing Tournament Lake Granby, Shadow Mtn Lake & Grand Lake Town Hall

1/30/2025: Grand County Library District Senior Lunch & Learn Community House

2/1/2025: 8<sup>th</sup> Annual Pond Hockey Tournament the Ice on Grand Lake

*For all of the great events happening in Grand Lake as well as Rocky Mountain Folk School classes, check out the December newsletter on the Town's website.*

Next Board Meeting: January 27, 2025

**January 13, 2025**

**G. Public Comments (Limited to 3 Minutes)**

Mickey Rourke, 1015 Mountain Avenue- Mr. Rourke discussed his concerns regarding the Leatherwood project.

Daniela Gosselova, 505 E. Spurce Dr.- discussed the upcoming state recycling mandate and encouraged the town to participate.

**H. Consent Agenda**

**1. Meeting Minutes- November 25, 2024**

**2. Meeting Minutes- December 9, 2024**

**3. Accounts Payable- January 13, 2025**

Trustee Miller made a motion to approve the consent agenda for January 13, 2024. Trustee Arntson seconded the motion. Town Clerk, Carrell, called the vote:

Mayor Kudron	Abstain
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Miller	Aye
Trustee Schoenherr	Aye
Trustee Sobon	Aye

**I. Items of Discussion**

**1. Consideration of Designation of Posting Notices of Public Meetings**

Presented by Town Clerk, Carrell.

Trustee Arntson made a motion to designate the Grand Lake Post Office and Grand Lake Town Hall. Trustee Sobon seconded the motion. Town Clerk, Carrell, called the vote:

Mayor Kudron	Abstain
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Miller	Aye
Trustee Schoenherr	Aye
Trustee Sobon	Aye

**2. Consideration of Approval of Resolution 01-2025, a Resolution Appointing the Town Clerk Pro-Tem**  
Presented by Town Clerk, Carrell.

Trustee Causseaux made a motion to approve Resolution 01-2025, appointing Sarah Weekes as the Town Clerk Pro-Tem for the Town of Grand Lake. Trustee Schoenherr seconded the motion. Town Clerk, Carrell, called the vote:

Mayor Kudron	Abstain
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Miller	Aye
Trustee Schoenherr	Aye
Trustee Sobon	Aye

**3. Consideration of Emergency Ordinance 01-2025, Amending the Grand Lake Municipal Code to Add Regulations Governing Natural Medicine Businesses**

Presented by Town Clerk, Carrell and Town Attorney, Scott Krob.

Trustee Sobon made a motion to approve Emergency Ordinance 01-2025, amending the Grand Lake Municipal Code to add regulations governing natural medicine businesses with the condition all storefronts are located on property within the Commercial Transitional Zoning District or a planned development district. Trustee Causseaux seconded the motion. Town Clerk, Carrell, called the vote:

Mayor Kudron	Abstain
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Miller	Aye
Trustee Schoenherr	Aye
Trustee Sobon	Aye

**4. QUASI JUDICIAL– Resolution 02-2025, Consideration to Approve a Final Development Plan for the Gateway Inn Located on Block 15, Gateway Inn Grand Lake Estates 2nd Filing, More Commonly Referred to as 120 W. Lake Avenue**

Presented by Josh Olhava, Ayers Associates.

Trustee Schoenherr made a motion to approve Resolution 012-2025, approving a final development plan for the Gateway Inn located on Block 15, Gateway Inn Grand Lake Estates 2<sup>nd</sup> Filing, more commonly referred to as 120 W. Lake Avenue. Trustee Sobon seconded the motion. Town Clerk, Carrell, called the vote:

Mayor Kudron	Abstain
Mayor Pro-Tem Bergquist	Aye
Trustee Arntson	Aye
Trustee Causseaux	Aye
Trustee Miller	Aye
Trustee Schoenherr	Aye
Trustee Sobon	Aye

**5. QUASI JUDICIAL – Resolution XX-2025, Consideration of a Variance Request to the Setback Requirements on Lot 12, Block 12 Grand Lake Subdivision, More Commonly Referred to as 825 Lake Avenue.**

**PLANNING COMMISSION CONTINUED THE HEARING TO FEBRUARY 5, 2025, AT 6:30PM**

**6. QUASI JUDICIAL– Resolution XX-2025, Consideration of Four Zoning Regulation Variances to the Leatherwood Development Site located on Lots 4-6, Block 5 Grand Lake Subdivision and Lots 9-14, Leatherwood Inn by the Lake Subdivision, More Commonly Referred to as 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue.**

**PLANNING COMMISSION CONTINUED THE HEARING TO FEBRUARY 5, 2025, AT 6:30PM**

**7. Town Planner Search Discussion**

Presented by Town Manager, Kudron.

**J. Future Items for Consideration**

- CGFOA Update.
- Chamber Update
- Tourism Update
- Safety Manual Revisions

**K. Mayor's Report**

**L. EXECUTIVE SESSION PURSUANT TO C.R.S. 26-4-401(4)(a) CONCERNING THE PURCHASE, ACQUISITION, OR LEASE OF REAL PROPERTY**

**M. EXECUTIVE SESSION PURSUANT TO SECTION 24-6-402(4)(b), C.R.S., TO CONFER WITH THE TOWN ATTORNEY ON SPECIFIC LEGAL QUESTIONS RELATED TO THE TOWN MANAGER'S CONTRACT AND EMPLOYMENT.**

Trustee Causseaux made a motion to enter executive session pursuant to C.R.S. 26-4-401(4)(a) concerning the purchase, acquisition, or lease of real property and pursuant to C.R.S. 24-6-402(4)(b), to confer with the Town Attorney on specific legal questions related to the Town Manager's contract and employment. Trustee Sobon seconded the motion. Town Clerk, Carrell, called the vote:

<b>Mayor Kudron</b>	<b>Abstain</b>
<b>Mayor Pro-Tem Bergquist</b>	<b>Aye</b>
<b>Trustee Arntson</b>	<b>Aye</b>
<b>Trustee Causseaux</b>	<b>Aye</b>
<b>Trustee Miller</b>	<b>Aye</b>
<b>Trustee Schoenherr</b>	<b>Aye</b>
<b>Trustee Sobon</b>	<b>Aye</b>

**N. Adjourn Meeting**

Trustee Causseaux made a motion to adjourn the meeting. Trustee Sobon seconded the motion. Town Clerk, Carrell, called the vote:

<b>Mayor Kudron</b>	<b>Abstain</b>
<b>Mayor Pro-Tem Bergquist</b>	<b>Aye</b>
<b>Trustee Arntson</b>	<b>Aye</b>
<b>Trustee Causseaux</b>	<b>Aye</b>
<b>Trustee Miller</b>	<b>Aye</b>
<b>Trustee Schoenherr</b>	<b>Aye</b>
<b>Trustee Sobon</b>	<b>Aye</b>

This meeting of the Board of Trustees was adjourned at 9:07 PM.

(Attest)

  
Alayna Carrell, Town Clerk



  
Christina Bergquist, Mayor Pro-Tem