



GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING MINUTES

Monday, March 23, 2026, 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*

1. Call to Order

Mayor Bergquist called the Board of Trustees meeting to order at 6:01 P.M. in the Town Hall Board Room.

2. Pledge of Allegiance

Mayor Bergquist led the Pledge of Allegiance.

3. Announcements

Mayor Bergquist requested that all cell phones be turned off during the meeting.

4. Roll Call

Mayor Bergquist, Mayor Pro-Tem Sobon, Trustees Causseaux, Miller, Mills, and Schoenherr were present, along with Town Manager Kudron, and Town Clerk Pro-Tem Weekes.

Trustee Causseaux motioned to excuse Trustee Arntson from the workshop and evening meeting. Mayor Pro-Tem Sobon seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

Trustee Miller	Aye
Trustee Causseaux	Aye
Trustee Schoenherr	Aye
Trustee Mills	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

5. Conflicts of Interest

None.

6. Mayor's Report

Mayor Berquist did not provide a report.

7. Manager's Report

A. March 23, 2026

Department Notes

- Finance

- ERP Conversion continues
- 2025 yearly audit in person is this week.
- Staff continues to apply for transit, planning and recreation grants
- **Code Enforcement**
 - Staff is working on code revisions for fireworks violations.
- **Planning**
 - *There is an opening on the Grand Lake Planning Commission. A full commission ensures the best representation possible.*
 - The Next scheduled Planning Commission meeting is April 1, 2026
 - The Town was unable to secure a final agreement from the landowners of the open space between Grand and Park, East of Walden. As a result, the Town did not apply for the OLRT grant. The owners of 213,217 Grand Ave will be coming to staff for a ROW permit to access the land for site testing, then approvals to complete their project.
- **Public Works**
 - Current weekly tasks include training, cleaning, maintenance and other spring issues that can be completed early. Many parks items need to keep on schedule as we are not yet out of the cold
- **Grand Lake Center**
 - Cleaning and maintenance is being completed at the Center. We are scheduling a meeting regarding Middle Park's lease with the Town
- **Marketing/Events/Visitor Center/Communications**
 - Visitor Center is operating 4 days a week. We expect to expand to 7 May 15, 2026
 - Guidebook - Ad sales have exceeded last year, working with designer on updates
 - DarkSky application in progress + programs/events for International Dark Sky Week April 13-17
 - Space to Create campaigns in progress - Pixel and Pine contracted to make promo vid
 - Meetings/calls with S2C/AWA, CDT Coalition, DarkSky mentor, CTO, GCCTB, Walden Creative
 - Finalizing business marketing packages/pricing for rollout in April

- **Intergovernmental**

- I met with the Sheriffs office and EMS regarding a crisis response team. All of the Town's have expressed support for the project.
- The CAST legislative meeting was very eye opening. Towns and Cities across the state are carefully watching the economic conditions as well as the many legislative items before the State this session.
- There were two active fires in and near town the week of March 13th. Both were resolved quickly before any impact to Town or activities occurred.
- I will not be in attendance for the April 13, 2026, regular meeting. I will be attending the National Main Street convention in Tulsa, OK from the 12-16 of April.

- **Water Department**

- Summer water will turn on as normal. No changes to operations.

- **Marina**

- Our Marina Manager will be attending two career fairs in April.
- Based on water conditions, the Marina will try to open for Memorial Day Saturday and Sunday which is a week earlier than usual (May 23 & 24, 2026).

- **Pay as You Throw**

- Normal Operations

- **Space to Create**

- The final information session was held on March 2nd. 15 people attended.
- Modules have been delivered.
- Weather permitting, Modules will have been placed today.

Upcoming Event Highlights:

- March 21, 2026 Come enjoy the vocal harmonies and acoustic music of Moors & McCumber

For all 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: March 13, 2026

8. Public Comments (Limited to 3 Minutes)

None.

9. Consent Agenda

A. Accounts Payable- March 23, 2026

B. Meeting Minutes- March 9, 2026

Mayor Pro-Tem Sobon motioned to approve the consent agenda for March 23, 2026. Trustee Mills seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

Trustee Schoenherr	Aye
Trustee Causseaux	Aye
Trustee Miller	Aye
Trustee Mills	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

J. Financial Review

1. February 2026

Presented by Nichole Kirkpatrick, Treasurer Support Services.

K. Items of Discussion

1. QUASI JUDICIAL (PUBLIC HEARING) Consideration of Resolution 28-2026, Approving a Preliminary Development Plan Application for a New Mixed-Use Development Located at 900 Grand Avenue

Presented by Emily Weber, Ayres Associates.

Mayor Bergquist opened the public hearing.

Kaylee and Will Wallesen, 2011 County Road 5, Project Owners, thanked the Mayor and Board of Trustees and acknowledged Emily Weber's detailed presentation. Mrs. Wallesen highlighted key updates since the sketch plan review, including raising the patio roof support timbers to address safety concerns and adding additional windows to meet Central Business District design guidelines. She noted that exterior finishes remain unchanged and expressed willingness to address any questions.

Joe McCoy, 902 Grand Avenue, United Business Bank. Mr. McCoy inquired whether the Town has restrictions or regulations in place to prevent potentially undesirable businesses from occupying the space in the future if the proposed taproom use changes.

Town Manager Kudron clarified that the proposed space is designated for general commercial use and is governed by the Town's code. He noted that marijuana dispensaries are limited to one in Town and are not permitted within the Central Business District. He added that the Town

does not specifically define “undesirable businesses,” but instead seeks to support businesses that align with the character of the community.

Mr. McCoy also asked what measures the Town can take during construction to help mitigate impacts such as noise, dust, parking, and traffic, and whether assistance can be provided to manage construction flow and disruptions.

Town Manager Kudron explained that construction activities will be regulated by Town code, including requirements for fencing, dust mitigation, and permitted work hours (7:00 a.m. to 7:00 p.m., with limited hours on Sundays). He noted that the applicant may request a right-of-way permit for material storage and that alley access will generally remain open unless temporarily closed under an approved permit. He added that while some parking impacts may occur during construction, access will be maintained where possible.

Aubrey Trujillo, 435 Lake Avenue, expressed concern about maintaining access to rear parking during construction by United Business Bank, particularly during busy summer months, and requested advance notice of any closures. She also inquired about plans for snow mitigation on the side of the building facing the bank and expressed overall support for the project.

Mr. Wallesen, project owner, responded that snow mitigation will be evaluated through the engineering process in coordination with the County, and if required by code, appropriate snow retention measures will be implemented to ensure safety.

Town Manager Kudron read a letter from a neighboring resident, Gay Schaeffer, expressing opposition to the proposed bar use at 900 Grand Avenue. The resident cited concerns about increased noise, late-night disturbances, and impacts on the quality of life for nearby residents, particularly families. The letter requested that an alternative use be considered for the space that better aligns with the character of the community.

Mayor Bergquist closed the public hearing.

Trustee Causseaux moved to approve Resolution 28-2026, approving a preliminary development plan application for a new mixed-use development located at 900 Grand Avenue. Trustee Mills seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

Trustee Mills	Aye
Trustee Causseaux	Aye
Trustee Miller	Aye
Trustee Schoenherr	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

2. Consideration of Resolution 25-2026, Approving a Memorandum of Understanding with Grand County Housing Authority for Property Management Services in Connection with the Space to Create Property

Trustee Causseaux moved to table this item to the April 13, 2026, Board of Trustees meeting. Mayor Pro-Tem Sobon seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

Trustee Mills	Aye
Trustee Causseaux	Aye
Trustee Schoenherr	Aye
Trustee Miller	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

3. Consideration of Resolution 26-2026, Approving a Memorandum of Understanding with Grand Lake Creative District Regarding Construction of the Space to Create Project

Trustee Mills moved to approve Resolution 26-2026, approving a memorandum of understanding with Grand Lake Creative District regarding construction of the Space to Create Project. Trustee Causseaux seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

Trustee Miller	Aye
Trustee Mills	Aye
Trustee Schoenherr	Aye
Trustee Causseaux	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

4. Consideration of Resolution 27-2026, Approving a Memorandum of Understanding with the Rocky Mountain Folk School Regarding Leasing of the Space to Create Grand Spirit Maker Building Within the Space to Create Project

Trustee Mills moved to approve Resolution 27-2026, approving a memorandum of understanding with Grand Lake Creative District regarding construction of the Space to Create Project with the conditions to include defaults in the case of non-renewal of financial hardship. Trustee Causseaux seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

Trustee Mills	Aye
Trustee Schoenherr	Aye
Trustee Miller	Aye
Trustee Causseaux	Aye
Mayor Pro-Tem Sobon	Nay
Mayor Bergquist	Aye

5. Direction on Grand Lake Branding and Logo Standards

Trustee Causseaux moved to direct staff to prepare an updated Brand Book for Board approval, incorporating the Town’s seals, logos, and terminology. Direction included maintaining a consistent green color scheme for the Town seal without trees or water elements, developing a combined badge and logo concept, and specifying that the Town flag will feature the green seal with white “GL.” The Visitor Center and Grand Lake Center branding will remain unchanged, and the Marina will retain its vintage sign.

Trustee Mills	Nay
Trustee Miller	Nay
Trustee Causseaux	Aye
Trustee Schoenherr	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

6. Consideration of Basketball Hoop and Backboard Replacement at Grand Lake Center

Crystal Myers, Grand Lake Center Operations Manager present for board questions.

Trustee Schoenherr moved to approve the contract for basketball hoop upgrades to the gymnasium at the Grand Lake Center in the amount of \$10,700.00 with BSN Sports. Trustee Miller seconded the motion, and Town Clerk Pro-Tem Weekes called for a vote.

Trustee Causseaux	Nay
Trustee Schoenherr	Aye
Trustee Mills	Nay
Trustee Miller	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

L. Future Items for Consideration

- To be determined

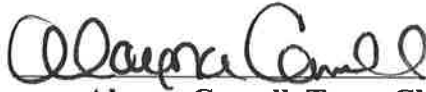
M. Adjourn Meeting

Trustee Mills moved to adjourn the meeting, and Trustee Schoenherr seconded. Town Clerk Pro-Tem Weekes called for a vote.

Trustee Miller	Aye
Trustee Schoenherr	Aye
Trustee Mills	Aye
Trustee Causseaux	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

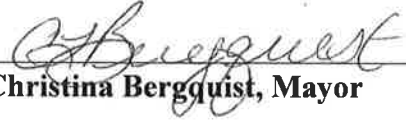
This meeting of the Board of Trustees was adjourned at 7:50 PM.

(Attest)



Alayna Carrell, Town Clerk





Christina Bergquist, Mayor