



# GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING MINUTES

Monday, December 08, 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*

## 1. Call to Order

Mayor Bergquist called the Board of Trustees meeting to order at 6:03 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 Arntson, Mills, Miller, Town Manager Kudron, and Town Clerk Carrell were present.

Mayor Pro-Tem Sobon motioned to excuse Trustee Schoenherr and Causseaux's absence from tonight's regular meeting. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

<b>Trustee Miller</b>	<b>Aye</b>
<b>Trustee Arntson</b>	<b>Aye</b>
<b>Trustee Mills</b>	<b>Aye</b>
<b>Mayor Pro-Tem Sobon</b>	<b>Aye</b>
<b>Mayor Bergquist</b>	<b>Aye</b>

## 5. Conflicts of Interest

None.

## 6. Mayor's Report

Mayor Bergquist expressed sincere gratitude as she reflected on her partial first year as mayor, noting that 2025 has been both challenging and highly rewarding and is ending on a positive note. She thanked the Board, Town staff, and the Planning Commission for their tireless efforts, particularly in navigating significant work related to code updates, the budget, and personnel matters.

The Mayor shared her appreciation for the professionalism and dedication demonstrated by all involved and stated that, despite the challenges, she has greatly enjoyed working alongside the team. Looking ahead to 2026, she expressed excitement about several upcoming building projects that

will positively reshape the town, as well as new events expected to increase community engagement, including hockey-related activities.

Mayor Bergquist concluded by thanking the Board for its continued support as she stepped into the role and grew into the position, and she wished everyone a Happy New Year, noting that this was the final meeting of the season.

## **7. Manager's Report**

### **A. December 8, 2025**

#### **Activities & Events Recap**

- Grand Lake Tree Lighting was an amazing success. Estimates are that close to two thousand attended our annual event. The snow started falling right as the carolers started singing and lines for cocoa and cookies were long but all were served and happy with the time to share with friends and neighbors. Thanks to those who were able to attend.
- The Pavilion Heaters were installed and worked great for our first winter season event. A special thanks for Rand with Grand Lake Electric and Grand Lake Plumbing & Heating to work through the Holiday to ensure they were ready for the Event!
- The Ice rink in Town Square Park has been filled and is frozen. We expect to open it any day.
- The Town has been invited to participate in a second interview regarding the successfully submitted the Colorado Energy Impact Accelerator grant request for a Complete Streets Activity and Mobility plan.

#### **Department Notes**

- **Admin**
  - Holiday Dinner was December 5, 2025 – What a great turnout. I am grateful to all who were able to come and enjoy this wonderful event.
  - An offer for admin/billing has been accepted. Please welcome Bailey Kracke to the Town Team!
- **Finance**
  - Stephanie Rhone has joined our staff and is already at work learning our systems and procedures. Please welcome Stephanie when you see her!
- **Code Enforcement**
  - Several construction projects are continuing through the winter months. They are predominately interior finishing.
  - STR enforcement continues.
- **Planning**
  - Currently several developments are in different stages of process with the Planning department. The Commission will see these and refer as appropriate.

- 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 December 17, 2025
- **Public Works**
  - Plow routes and snow removal plans are in place. This year on snow days work will begin at 4am with primary road accessibility by 7am – prior to school bus arrival.
  - Bathroom one at the Pavilion has been remodeled and sealed. We will be working on Bathroom two as weather allows
  - The Town’s contract for road monitoring services has begun. This contract, signed in September 2025, provides real time monitoring of temperature, snow accumulation and actual conditions. Meters will be placed upon arrival.
  - **Parks**
    - Federal gate closures are now in place. Please respect these seasonal safety closures.
    - Holiday lights are all operating
- **Grand Lake Center**
  - Regular cleaning process is in place and working well between staff and public works
- **Marketing/Events/Community Engagement**
  - The Town has received notice that we have been included into the Colorado Tourism Office’s winter social coop program. This program will highlight the town’s unique place in the state’s marketing strategy that will benefit businesses alike.
  - Staff is engaging in our marketing partners to ensure an effective transition to the Town’s marketing direction.
- **Intergovernmental**
  - The Kawuneeche Valley Cooperative met for our regularly scheduled steering committee and outreach meeting on December 2, 2025. The project continues to grow, with permit applications for a third enclosure on this side of the Park. Please let me know if you would ever like to have a tour of the two exclosures currently along the Colorado River in the Park.
  - The meeting with the Winter Park transit operators was very successful. The County has committed to matching the funds necessary for operations.
- **Water Department**
  - Those using bleeder valves should have turned them on to reduce the chance of frozen pipes.
- **Marina**
  - Marina is winterized. Water and services turned off for the winter
  - The Crestliner Boat has been sold to the highest bidder. Plans are being made for them to pick it up.

- Our Pontoon trade ins have been successfully transferred to Denver.
- **Pay as You Throw**
  - Normal Operations
- **Space to Create**
  - Makers Space continues to progress. Much of the framing inside the Makers Space has been completed. Wall insulation and panels are scheduled for installation this week
  - Northstar Systembuilt has started production of the residences at Space to Create. Members of the design and development team will visit the production plant on January 5-7, 2026.

**Upcoming Event Highlights:**

- Happenings at the House: Grand Lake Community House. Special guest Bernie McGinn

**Town offices will be closed the following for the Holidays:**

- December 25, 2025 & December 26, 2025 – CLOSED
- December 31, 2025 - Closed at Noon
- January 1, 2026 - CLOSED

*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:** December 22, 2025. Traditionally, the Trustees have voted to cancel this meeting. If such a motion is made, the next regular meeting will be held January 12, 2026

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

Gothard Lane, 1302 Spruce- Mr. Lane requested that the town marquee at the entrance display “Merry Christmas,” as he has done in previous years. He expressed concern about the town entrance lights being nonfunctional for six to seven weeks, noting that this negatively impacts visitors’ first impressions.

He reported that he and his wife had contacted Town staff about the issue and were told repairs were underway, but the lights remain out. Drawing on his facilities management experience, he emphasized the importance of maintaining key town features, ensuring timely repairs, and demonstrating community accountability.

Greg Finch, 2032 Grand Avenue- Mr. Finch requested that the ice rink be moved from the basketball court to the middle of the park.

**9. Consent Agenda**

**A. Accounts Payable- December 8, 2025**

**B. Meeting Minutes- November 24, 2025**

Mayor Pro-Tem Sobon motioned to approve the consent agenda for December 8, 2025. Trustee Arntson seconded the motion, and Town Clerk Carrell called for a vote.

<b>Trustee Miller</b>	<b>Aye</b>
<b>Trustee Mills</b>	<b>Aye</b>
<b>Trustee Arntson</b>	<b>Aye</b>
<b>Mayor Pro-Tem Sobon</b>	<b>Aye</b>
<b>Mayor Bergquist</b>	<b>Aye</b>

**10. Items of Discussion**

**A. Consideration of a Waiver Request Under GLMC 6-5-7(F)(3)(a) for Verts Grand Lake LLC Regarding a Change in Controlling Beneficial Owners**

Presented by Town Clerk Carrell.

Daniel Rowland, 505 Grand Avenue was present on behalf of Verts Grand Lake, LLC. Mr. Rowland explained that the purpose of his comment was to inform the Board that his company is expanding its board from three to five members. The two new members, Nick and Matt, have been approved by the state through the conditional Marijuana Operations Application process.

He emphasized that the business structure is not fundamentally changing, as the original three board members, including himself as CEO, remain in place. Nick, the company's Chief Operating Officer based in Kansas City, already chairs the company, and Matt, the store's General Manager, will now also become a shareholder. The expansion is intended to strengthen and formalize the company's leadership team.

Trustee Arntson motioned to approve the waiver request under Grand Lake Municipal Code 6-5-7(F)(3)(a) for Verts Grand Lake LLC regarding a change in controlling beneficial owners. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

<b>Trustee Arntson</b>	<b>Aye</b>
<b>Trustee Mills</b>	<b>Aye</b>
<b>Trustee Miller</b>	<b>Aye</b>
<b>Mayor Pro-Tem Sobon</b>	<b>Aye</b>
<b>Mayor Bergquist</b>	<b>Aye</b>

**B. Consideration of Final Payment for the Town's Commitment for Improvements at Portal Crossing**

Presented by Town Manager Kudron.

After discussion, the Board decided to table the decision to allow the Town Manager to gather further information before taking final action.

**C. Consideration of Resolution 54-2025, Appointing the Town Treasurer**

Trustee Arntson motioned to appoint Stephanie Rhone as Town Treasurer. Trustee Miller seconded the motion, and Town Clerk Carrell called for a vote.

Mayor Bergquist administered the oath of office to Stephanie Rhone.

<b>Trustee Mills</b>	<b>Aye</b>
<b>Trustee Arntson</b>	<b>Aye</b>
<b>Trustee Miller</b>	<b>Aye</b>
<b>Mayor Pro-Tem Sobon</b>	<b>Aye</b>
<b>Mayor Bergquist</b>	<b>Aye</b>

**D. Consideration of Resolution 55-2025, Approving the Purchase of an SMI Snowmaker**

Presented by Town Manager Kudron.

Trustee Miller motioned to recommend the SMI Polecat Purchase Agreement be approved with a down payment to be made with 2025 and final payment completed in 2026. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

<b>Trustee Arntson</b>	<b>Aye</b>
<b>Trustee Mills</b>	<b>Aye</b>
<b>Trustee Miller</b>	<b>Aye</b>
<b>Mayor Pro-Tem Sobon</b>	<b>Nay</b>
<b>Mayor Bergquist</b>	<b>Aye</b>

**E. Consideration of Resolution 56-2025, Approving an Agreement with Vertosoft for ERP Services**

Presented by Isabel Zarrow, representing OpenGov.

Trustee Miller motioned to direct the mayor to sign Resolution 56-2025 for ERP services with Open Gov as detailed in the statement of work and services agreement. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

<b>Trustee Arntson</b>	<b>Aye</b>
<b>Trustee Mills</b>	<b>Aye</b>
<b>Trustee Miller</b>	<b>Aye</b>

**Mayor Pro-Tem Sobon      Aye**  
**Mayor Bergquist            Aye**

**F. Consideration of Ordinance No. 06-2025 – Board of Trustees Discussion and Decision on Proposed Text Amendments Regarding the Central Business District and Associated Design Standards.**

Presented by Emily Weber, Ayres Associates.

Trustee Miller motioned to move forward with the ordinance incorporating the feedback suggested during tonight’s meeting, directing staff to draft the language for inclusion in the Town Code. The ordinance will be brought back to the Board for formal approval at a future meeting. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

**Trustee Arntson            Aye**  
**Trustee Miller              Aye**  
**Trustee Mills                Aye**  
**Mayor Pro-Tem Sobon      Aye**  
**Mayor Bergquist            Aye**

**G. Consideration to Cancel December 22, 2025, Board of Trustees Meeting**

*An additional item was added to the agenda at the start of the meeting for Board consideration.*

Mayor Pro-Tem Sobon motioned to cancel the December 22, 2025, Board of Trustees meeting. Trustee Mills seconded the motion. Town Clerk Carrell called for a vote, and the motion passed unanimously.

**11. Future Items for Consideration**

To be determined.

**12. Adjourn Meeting**

Trustee Miller moved to adjourn the meeting, and Trustee Mills seconded. Town Clerk Carrell called for a vote, and the motion passed unanimously.

This meeting of the Board of Trustees was adjourned at 10:27 PM.

(Attest)

  
Alayna Carrell, Town Clerk



  
Christina Bergquist, Mayor