



# GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING AGENDA

Monday, March 11, 2024 at 4:30 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*

---

**Please join my meeting from your computer, tablet or smartphone.**

<https://us06web.zoom.us/j/85319162654>

**You can also dial in using your phone.**

United States: 719 359 4580

Access Code: 853 1916 2654

## **WORK SESSION 4:30 PM**

1. Call to Order
2. Roll Call
3. Conflicts of Interest
4. Items of Discussion
  - A. Grand Foundation Report
  - B. Grand County Wildfire Council Report
  - C. Western Gateway Plan Discussion with Antero Group

## **EVENING MEETING 6:00 PM**

1. Call to Order
2. Pledge of Allegiance
3. Announcements
4. Roll Call
5. Conflicts of Interest
6. Manager's Report
7. Public Comments (Limited to 3 Minutes)
8. Consideration to Approve Accounts Payable
  - A. March 11, 2024
9. Items of Discussion
  - A. Consideration of Resolution 04-2024, Setting Fees for the Grand Lake Center
  - B. Consideration of Resolution 14-2024, Setting Certain Fees for the Colorado Chili Pod, LLC.'s Use of the Heckert Pavilion on June 22, 2024
  - C. Consideration of Resolution 17-2024, Setting Certain Fees for the Grand Arts Council's Use of the Town Square Gazebo Every Wednesday Beginning July 3, 2024, Through September 4, 2024
  - D. Consideration of Resolution 18-2024, Setting Certain Fees for the Rotary Club of Grand Lake's Use of Heckert Pavilion Beginning June 21, 2024, Through September 1, 2024
  - E. Consideration of Resolution 19-2024, Setting Certain Fees for Grand County Water Information Networks Use of Heckert Pavilion on September 23, 2024
  - F. Consideration of Resolution 20-2024, Setting Certain Fees for the Juniper Library Senior Lunch & Learns Use of the Grand Lake Community House
  - G. Consideration of Ordinance 03-2024, Amending Town Code 3-1-2, Write-In Candidate Affidavit
  - H. Consideration of Applying for a Grant to Fund Western Gateway Plan
10. Future Items for Consideration
11. Mayor's Report
12. Adjourn Meeting



# Grand FOUNDATION

## Winter Park & Grand County Housing Assistance Funds

### Over \$1,377,390 Awarded!

#### 2017-18 Grants

\$158,513  
Rental Assistance ~ 61.39%  
Down Payment Assistance ~ 38.61%

#### 2019-20 Grants

\$437,835  
Rental Assistance ~ 60.69%  
Down Payment Assistance ~ 39.31%

#### 2021-22 Grants

\$502,201  
Rental Assistance ~ 83.82%  
Down Payment Assistance ~ 16.18%

#### 2023 Grants

\$278,841  
Rental Assistance ~ 88.15%  
Down Payment Assistance ~ 11.85%

3,172 Grants Awarded  
6,017 Individuals Impacted  
439 Local Business Employees  
Winter Park ~ 19.18%  
Fraser Valley ~ 26.43%  
Granby ~ 21.25%  
Grand Lake ~ 17.01%  
Hot Sulphur Springs-Kremmling ~ 16.13%



---

Grand Foundation Mental Health Initiative: **buildinghopegrand.com**

Spreading awareness of mental and behavioral health resources within Grand County and nearby communities.

---

### Who We Are:

BuildingHOPEGrand.com bridges the gap between those in need and valuable services available to them right here in Grand County. In our community, awareness and access to mental health and addiction resources are critical issues. The Grand Foundation recognized and filled the urgent need for centralized information and resources to assist individuals and families in navigating the often complex mental health landscape. This site raises awareness for local resources and gives Grand County residents easier access to programs and providers.

### What We Offer:

<u>Provider Directory</u>	<u>Get Help Now Page</u>	<u>Resource Directory</u>	<u>Provider Resources</u>
Therapists	Risk Level Assessment	Crisis Care	Winter Park Office Space
Psychiatrists	Crisis Line Phone Numbers	Rehabilitation Clinics	Provider Grants
Primary Care	Individual Grants	Support Groups	
		Basic Needs Insecurity Support	

### How We've Grown:

BuildingHOPEGrand.com has been launched for a little over a year now! In the past year, over **2,400** individuals have used Building HOPE Grand, with over **29,000** visits in total! Our Winter Park Office has 6 providers actively using it to see and treat Grand County resident clients; making Grand County more accessible for providers to practice.

BuildingHOPEGrand.com has been featured in the Denver Post, the Colorado Sun, and even mentioned in a movie called Paradise Paradox, filmed right here in Grand County.

---

**We ask you to visit the site and become familiar with it, in case you or a loved one finds yourself needing the resources listed.**

For more information, reach out using one of the contact details below.

---

**CONTACT**  
Avery Gallagher  
avery@grandfoundation.com



970.887.3111  
551 Zerex St. C 203  
Fraser, CO 80442

2024 Town of Grand Lake Grant Fund

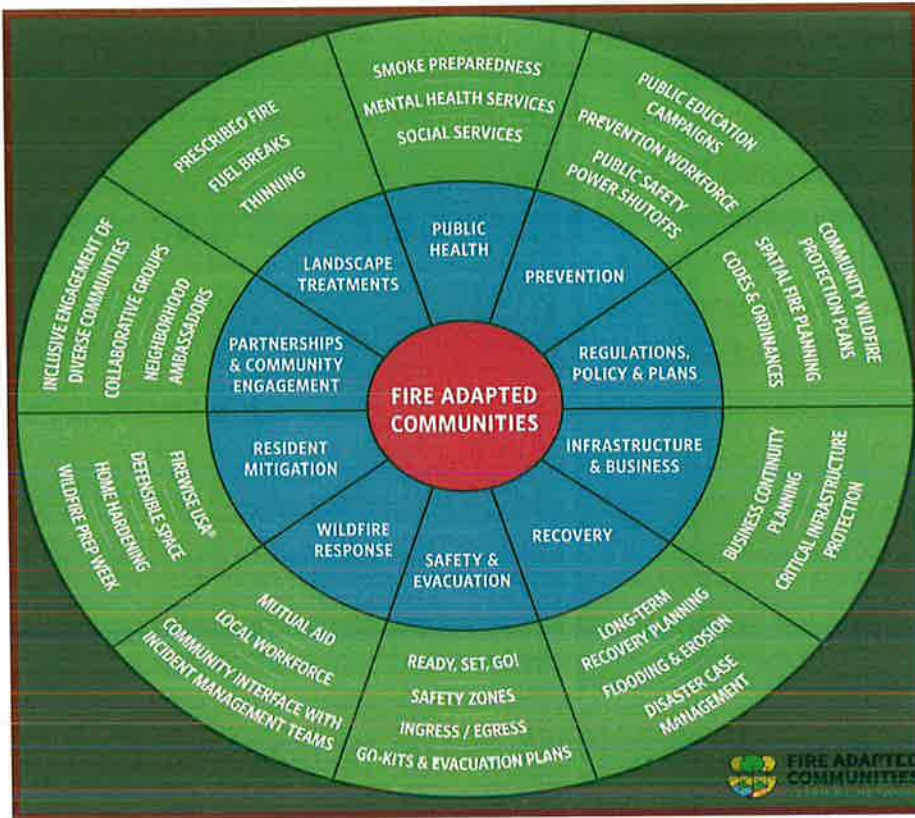
Organization Name	2024 Award	Brief Summary
Advocates Victim Assistance Team DBA Advocates for a Violence-Free Community	\$1,500	Outreach and marketing costs
1 Fire on the Mountain Incorporated	\$2,500	General Operation Costs ~ Troublesome Festival
3 Fraser Valley Community Media dba KFFR 88.3 FM	\$4,640	Live remote broadcasts from the Winter Carnival and Troublesome Festival
5 Grand Beginnings	\$5,000	\$5,000 to support the Caregiver Capacity and Development Program, which focuses on Friend, Family and Neighbor (FFN) Providers, new and existing early childhood professionals, and families to build their capacity to support early learning and the healthy development of the children in their care.
6 Grand County Historical Association	\$1,000	Grand County Historic Preservation Board
7 Grand County Housing Assistance Fund	\$6,000	Rental Assistance Program ~ Grand Lake Residents
9 Grand County Rural Health Network	\$1,000	Advocacy for Children's Health and Education Services (ACHES) and the Partners for Adults in Need of Services (PAINS) Healthcare Voucher Programs.
10 Grand County Search and Rescue	\$1,500	Automated External Defibrillator (AED)
11 Grand County Wildfire Council	\$1,000	General Operations
14 Grand Lake Trailgrooming, Inc.		\$30,000 to pay for portions of annual fuel costs, payroll expenses, equipment maintenance, insurance, and other operating expenses for the 2023/2024 winter trail grooming season. ~ Town of Grand Lake Funds Directly
15 Headwaters Trails Alliance	\$5,000	General Operations for Grand Lake Projects
17 Mountain Family Center	\$6,500	\$4,000 is requested for Grand Seniors' transportation services as well as the development and expansion of senior wellness/educational programs; and \$2,500 for MFC's hunger relief and other basic needs' programs that address the hardships associated with poverty and the immediate needs brought on by the pandemic and exacerbated by inflation in 2023.
18 Northwest Colorado Center for Independence	\$1,000	To provide tools, resources and opportunities for people with disabilities in the Town of Grand Lake to live more independently.
20 Rocky Mountain Repertory Theatre	\$3,000	General Operations
21 Shining Stars Foundation		In Kind Donation for Grand Lake Marina
23 Grand Kids	\$10,360	General Operations ~ Granby Location
Administration Fee	\$50,000	
Total Funded	\$1,650	
	\$51,650	



# 2023

# Grand County Wildfire Mitigation Successes

Section 4, Item B.



Our successes represent work done by the Grand County Wildfire Council, Colorado State Forest Service - Granby Office (CSFS), USFS Arapaho National Forest - Sulphur Ranger District, BLM - Kremmling Field Office, Grand County Natural Resources, Grand County Office of Emergency Management, and our local fire districts.

### US FOREST SERVICE

#### Good Neighbor Agreement with CSFS

80 acres—Clearcut with reserves  
 \$8,557 estimated dollar value of treatments  
 6,720 hours associated with treatments

### US FOREST SERVICE

#### Arapahoe Roosevelt - East Grand

331 acres of broadcast burning  
 32 acres burning piled material  
 416 acres piling of fuels  
 416 acres cut with <5"DBH trees remaining  
 1,350 acres of reforestation planned for 2024 in ETF & WF fire scars  
 210,000 trees to be planted in 2024  
 \$715,000— estimated dollar value of treatments  
 22,500 hours — labor associated with mitigation treatments

### CSFS PRIVATE LAND TREATMENTS

24 projects  
 253 acres mitigated  
 25 piles burned (state land)  
 3 projects contracted for 155 acres

### GOOD NEIGHBOR AUTHORITY TREATMENTS

3 projects

### TEAM RUBICON PRIVATE LAND MITIGATION

(thru Grand County Emergency Management)

44.8 total acres treated  
 62,911 cubic ft slash managed  
 4,013.22 volunteer hours  
 \$345,640-\$568,640—value of work done

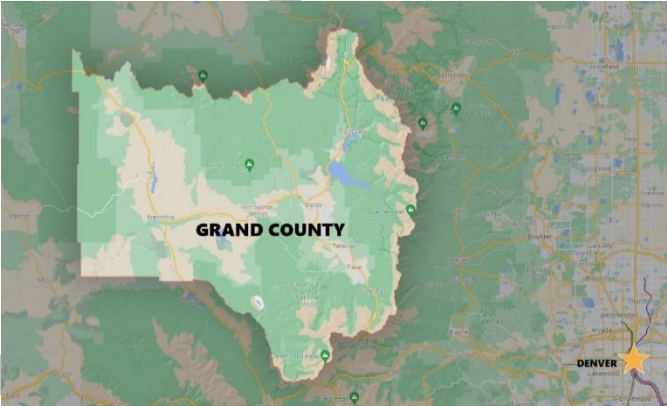


GCWC is a 501(c)(3) funded by grants and donations. We thank all of our sponsors for helping us continue our life and property saving efforts. [www.BeWildfireReady.org](http://www.BeWildfireReady.org)



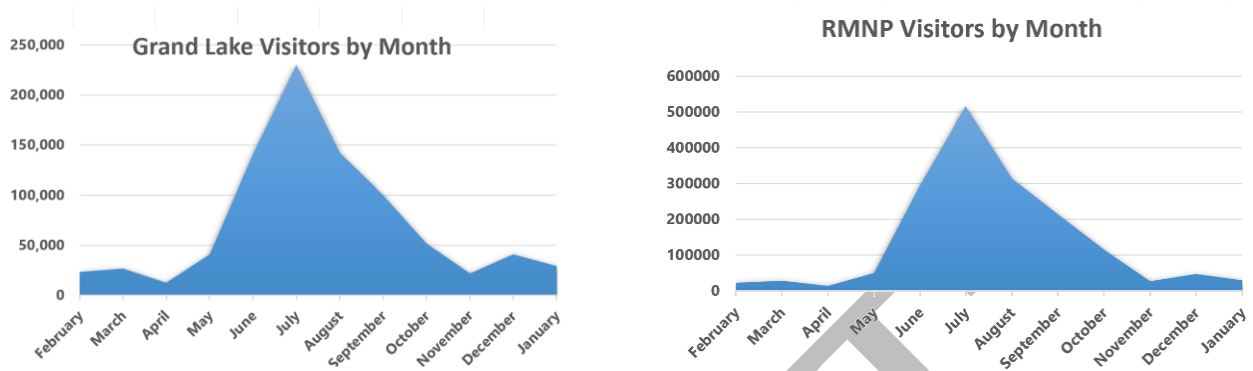
**Project Name:** Grand County RMNP West Gateway Master Plan  
**Scope:** Economic Development Master Plan  
**Applicant:** Grand County Economic Development  
**COG:** Northwest Colorado Council of Government

Grand County, Colorado's economic foundation primarily rests on the outdoor tourism sector, with most of its top 20 employers directly involved in supporting this industry. One of the County's main attractions is the access it provides to the western half of the Rocky Mountain National Park ("RMNP"), a major national park welcoming over 4.5 million visitors annually. However, only 15% of these visitors make it to Grand County, due to various challenges, including: restricted access via Trail Ridge Road (closed from October to May); infrastructure obstacles; damage from forest fires and pine beetles; as well as workforce and lodging limitations. This results in seasonal pressures on the northwest corner of Grand County. To address this issue, a clear economic development plan is required to activate the region throughout the year, which includes the quaint tourist community of Grand Lake, Colorado. Following a recent meeting with Rocky Mountain National Park officials, including its new superintendent, it was agreed that the Grand County RMNP West Gateway Master Plan is necessary. This Plan will provide area businesses, Grand County officials, and the Rocky Mountain National Park with a strategy to sustain and grow economic activity throughout the year.



The Grand County RMNP West Gateway Master Plan will be developed as an action item that resulted from an ongoing EDA-funded Tourism Revitalization Plan, which aims to tackle issues linked to tourism's economic impacts on the County. Indeed, data and stakeholder feedback collected during the progress of this project underscores the necessity for this Gateway Master Plan. For instance, in the gateway town of Grand Lake, the visitation of tourists closely mirrors that of RMNP, as illustrated in **Figure 1**.

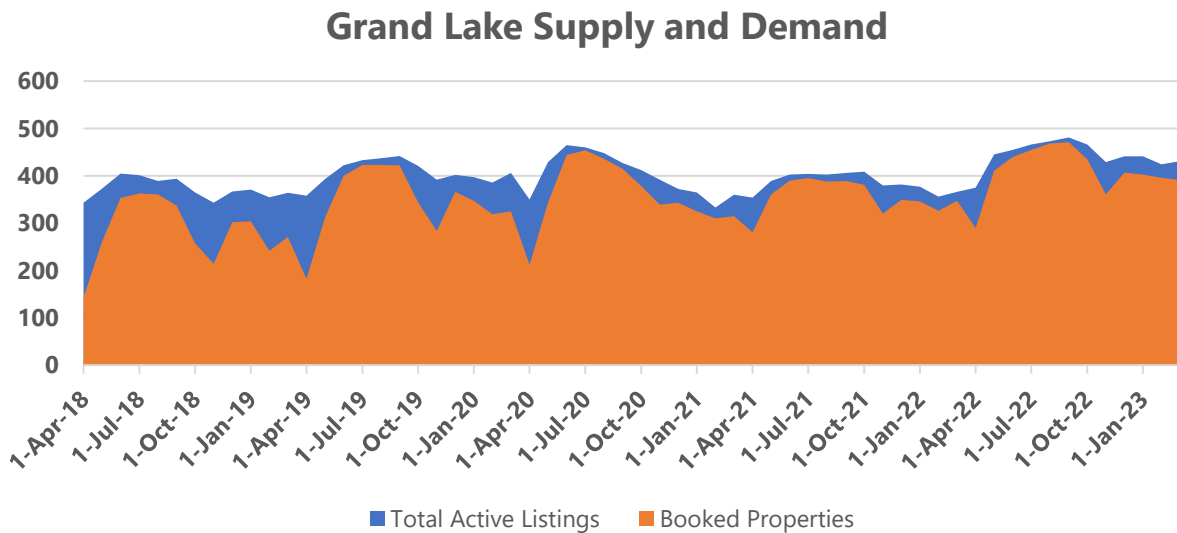
**Figure 1:** 5-Year Average of Visitors by Month to Grand Lake and RMNP



Source: Datafy

The busiest times for visitors usually occur between May and September, necessitating additional strategies to extend shoulder seasons to bolster the local economy. Short-term rentals also show a similar pattern, with reduced demand in April, a peak in July, and then declining demand in October (Figure 2).

**Figure 2:** Short-term Rentals Supply and Demand



Source: AirDNA

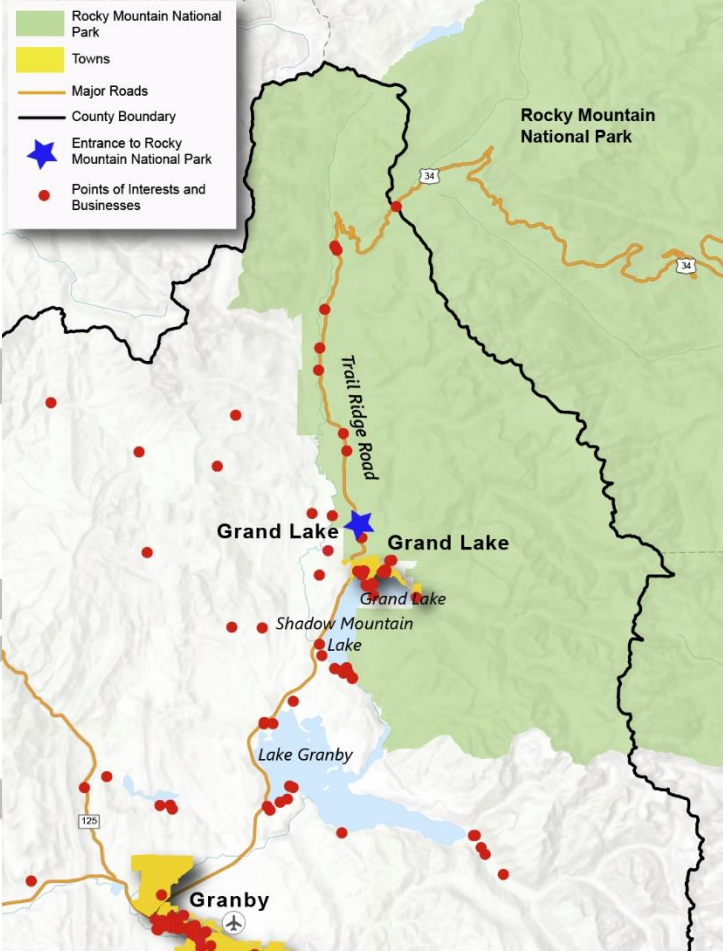
The desire for short-term rentals has surged by approximately 15% to 36% since 2019. Yet, according to the U.S. Census Bureau, the available housing for seasonal, occasional, or recreational use has dwindled by roughly 13%. This suggests that the demand for short-term rental properties will keep rising, while the supply will remain constrained. To foster the region's growth, a diverse array of accommodation options and actions will need to be implemented.



Grand Lake's heavy reliance on RMNP as the primary driver of their economy presents a challenge by exposing them to economic instability. Furthermore, unforeseen natural disasters, such as wildfires, pose a risk to Grand Lake, neighboring communities likw Granby, and the roughly 350 businesses in this area. In 2020, the East Troublesome Fire consumed nearly 200,000 acres on the western side of RMNP, affecting the areas in and around Grand Lake. This event directly impacted the sole route from Grand County to RMNP, Trail Ridge Road, causing a temporary closure. The map displayed in **Figure 3** underscores the proximity of Grand Lake to RMNP and the significance of Trail Ridge Road as the primarily access point from Grand County into RMNP.

The goals of this proposed Grand County RMNP West Gateway Master Plan will address issues related to:

- Reduce seasonality such that a year-round workforce can be cultivated to sustain businesses,
- Assessing strategies to address affordable housing for that workforce,
- Attracting and retaining a younger labor force,
- Establishing effective wayfinding from RMNP to Grand Lake,
- Creating year-round programs in collaboration with RMNP,
- Addressing transportation challenges, and
- Strategizing on increased demands-drivers for non-peak tourism



**Figure 3:** Project Area

The Grand County RMNP West Gateway Master Plan is essential to the growth of this area, by aiming to sustain year-round economic activity. This Plan will tackle these issues and ensure the County's economic resilience, particularly in the gateway town of Grand Lake, which is heavily reliant on RMNP. Some key tasks will include:

**Task 1 – Community Outreach.**

- Site Tour and Kickoff Meeting: We will collectively review the community and hold a meeting with key officials to discuss the goals of the program, communication, and public meeting schedule.
- Public Meetings: We propose to hold three (3) public meetings during this project. The initial public meeting will be utilized to collect public input and a second

meeting will be held to vet key decision points and collect additional input. A final meeting will be held to review the final draft of the plan and collect other input.

- Monthly Calls: We propose to complete a monthly check-in call to discuss findings with the steering committee.

**Task 2 – Due Diligence Analysis.** This task will include collecting and assessing relevant data from Town, County, State, and Federal sources. Data will be converted into GIS mapping. This will include:

- Infrastructure: Sewer, water, storm, floodplain, fiber optic, electric, etc.
- Transportation: Current patterns for public, private, pedestrian, and bicycle use.
- Land Use: Past and current plans, existing land uses
- Brownfields: Real or perceived vacant sites.
- Demographics: Population trends, age groups, etc.
- Economics: Existing business revenue, current markets, underserved markets.
- Labor Shed Data: Employment, jobs imported and exported, and labor demand.
- Community Brand: We will identify the internal and external perception of the community.

We will conduct analysis of existing data and develop recommendations based on trends. These recommendations will explore current positive and negative trends. Modeling will be used to develop recommendations and inform the final report and program.

**Task 3 – Economic Framework Plan Program.** In addition to this document, we will lay out a program for community growth and identify economic and community development priority sites. Plan will include maps and graphics that capture community vision and relay the next steps in a readily accessible format. The document will include the following elements:

- Community Brand Improvements;
- Infrastructure and Transportation Asset Improvements, including wayfinding;
- Preliminary Cost Estimates for Infrastructure;
- Land Use and Reuse Strategies; and,
- Asset development benchmarks.

**Task 4 – Implementation Strategy.** A separate Implementation Strategy Document will outline the key leaders for specific recommendations and efforts.



Town of Grand Lake will post Accounts Payable online after Board of Trustees Approves it.

Feel free to reach out to Heike Wilson, Treasurer at [hwilson@toglco.com](mailto:hwilson@toglco.com) or call 970-776-0779 if would like to view Accounts Payable before the Board of Trustees Approves it. List will be available the Thursday before the 2<sup>nd</sup> and 4<sup>th</sup> Monday of each month by request



1026 Park Ave · PO Box 99  
Grand Lake, CO 80447  
970-627-3435  
www.townofgrandlake.com

To: Mayor Kudron and the Grand Lake Board of Trustees  
From: John Crone, Town Manager  
Re: Resolution 4-2024 Setting a Fee Schedule or the GLC  
Date: March 11, 2024

### Background

Pursuant to Grand Lake Municipal Code 2-3-2. The Board of Trustees has the authority to set fees, charges, and deposits for various services (including rentals) provided by the Town. The Board adopted a fee schedule in January; however, that schedule did not include Grand Lake Center fees.

Since the adoption of the last fee schedule, there have been numerous changes in the types of services provided and there is a better understanding of the costs incurred by the Town in providing these services. Several fees and deposits have been updated to reflect the actual cost incurred by the Town for providing those services.

Under State law, all fees must defray the reasonable direct and indirect costs of administering the service or to offset the impacts of the service.

This resolution was brought to the Board at the February 26, 2024, meeting. At that time, the Board requested that the fee schedule be updated to reflect a discount for Town residents, including second-homeowners and people who are employed in the Town. This revised version of the resolution incorporates those requests.

### Motion

Staff recommends the adoption of the updated fee schedule by approving the following motion:  
*I move to adopt Resolution 04-2024, an Ordinance Adopting a Fee and Deposit Schedule for the Grand Lake Center.*

**TOWN OF GRAND LAKE  
BOARD OF TRUSTEES  
RESOLUTION NO. 04-2024**

**A RESOLUTION SETTING CERTAIN FEES AND DEPOSITS FOR THE GRAND  
LAKE CENTER**

**WHEREAS**, the Board of Trustees of the Town of Grand Lake ("the Board"), Colorado, pursuant to Colorado statute and the Grand Lake Town Code, including but not limited to Section 2-3-2, is vested with the authority of administering the affairs of the City of the Town of Grand Lake, Colorado (the "Town"); and,

**WHEREAS**, the authority of the Board includes, but is not limited to adopting ordinances and resolutions, including those that establish, set, or amend the fees, charges, and deposits assessed in connection with land use applications, water service, water service availability, plant investment and improvement, use of facilities, staff time, and other related services and matters provided by or at the direction of the Town; and,

**WHEREAS**, the Board has previously and periodically adopted and revised schedules, setting forth such fees and other charges; and,

**WHEREAS**, the Board reviewed the current fee and deposit schedule adopted by Ordinance 3-2023; and,

**WHEREAS**, the Board deems revisions are necessary to the current fee and deposit schedule in order to reasonably provide the particular service, permit or license.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES  
OF THE TOWN OF GRAND LAKE AS FOLLOWS:**

**THAT**, the Board considers the Fee and Deposit Schedule attached hereto fair and equitable, and are reasonably related to the cost of providing the particular service, permit, or license; and,

**THAT**, the Grand Lake Center Fee and Deposit Schedule (the "GLC Fee and Deposit Schedule") attached hereto is hereby approved with the following conditions:

1. The GLC Fee and Deposit Schedule shall take effect on February 27, 2024 (the "Effective Date").
2. The GLC Fee and Deposit Schedule shall apply to any application filed after the Effective Date.
3. No additional fees will be charged in connection with applications that are pending prior to the Effective Date; and,

**THAT**, the GLC Fee and Deposit Schedule attached hereto repeals and replaces any previously adopted fee and deposit schedule(s) approved by the Board; and,

**THAT**, the fees and charges set forth in the Fee and Deposit Schedule may be revised from time to time by ordinance or by resolution, duly enacted by the Board.

1. Validity. If any part of this resolution is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remain portions of this resolution. The Board of Trustees hereby declares that it would have approved this resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

**INTRODUCED, PASSED AND ADOPTED A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE AND SIGNED THIS 11<sup>th</sup> DAY OF MARCH 2024.**

Votes Approving: \_\_\_\_\_  
 Votes Opposed: \_\_\_\_\_  
 Absent: \_\_\_\_\_  
 Abstained: \_\_\_\_\_

**ATTEST:**

**BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO**

\_\_\_\_\_  
 Alayna Carrell  
 Town Clerk

By: \_\_\_\_\_  
 Stephan Kudron  
 Mayor

**2024 GLC Fee and Deposit Schedule**

- Resident rates are available for those individuals who can provide: a paystub from a fixed in-town business, a current lease for an in-town residence, proof of ownership of an in-town residence or fixed business (e.g. a water bill), or a state issued ID showing an in-town address.

Rec Fees

	<u>2023</u>	<u>2024 (resident)</u>	<u>2024 (non-resident)</u>
Monthly Fitness Membership	\$45	\$40	\$55
Youth 14 and under	\$0	\$20	\$25
3 month	\$120	\$100	\$140
6 month	\$230	\$200	\$250
6 month 2 adults	\$400	\$350	\$440
12 months single	\$360	\$320	\$420
12 month 2 adults	\$600	\$600	\$720
Pickleball only/monthly	\$30	\$30	\$30
Pickleball Punch Card 10 pass	\$40	\$40	\$40
Pickleball daily drop in	\$5	\$5	\$5
Golf Simulator		\$10 per hour per person	

Venue Fees

Classroom, per hour	\$15	\$20	\$25
Non-Profit	\$10	\$15	
Damage Deposit	\$50		\$100 + CC on File
Auditorium Full Day	\$600	\$600	\$800
Non-Profit	\$300	\$400	
Damage Deposit	\$500		\$500 + CC on file



1026 Park Ave · PO Box 99  
Grand Lake, CO 80447  
970-627-3435  
www.townofgrandlake.com

Section 9, Item B.

March 11, 2024

To: Mayor Kudron and Board of Trustees  
From: Alayna Carrell, Town Clerk  
Re: Setting of Certain Fees for the Colorado Chili Pod, LLC.'S, "Annual State of Colorado Chili Cookoff" event on June 22, 2024

**Purpose**

The Town has received a request from the Colorado Chili Pod, LLC. for the use of the Heckert Pavilion to hold their "Annual State of Colorado Chili Cookoff" event on June 22, 2024.

**Background**

The Colorado Chili Pod, LLC continues their annual tradition that's become so special in our community. They are requesting facility rental fees be waived for their "Annual State of Colorado Chili Cookoff" event to be held on the following date:

June 22, 2024, from 7:00AM to 5:00PM

The standard fee for use of the Heckert Pavilion as adopted by the Board of Trustees is \$20.00 per hour for non-profit organizations and \$25.00 per day for use of electricity. The total fee would be \$225.00.

Colorado state statute allows the Town to "aid and foster, by all lawful measures, associated charity organizations by appropriations and to grant the use of suitable rooms in the municipal buildings. No portion of any money so appropriated shall be given or loaned to any society, corporation, association, or institution that may be wholly or in part under sectarian or denominational control." C.R.S. § 31-15-901(1)(c).

**Staff Recommendation**

Staff recommends the Board grants the Colorado Chili Pod, LLC.'s request to waive the facility rental fee for their event.

**Board Action**

The Board has several options to consider including:

1. Granting the request by adopting the resolution; or
2. Granting the request with modifications; or
3. Deny the request.

Suggested motions:

**1. I move to adopt Resolution 14-2024, A RESOLUTION SETTING CERTAIN FEES FOR THE COLORADO CHILI POD, LLC.'S, USE OF THE HECKERT PAVILION ON JUNE 22, 2024.**

Or

**2. I move to adopt Resolution 14-2024, Resolution 14-2024, A RESOLUTION SETTING CERTAIN FEES FOR THE COLORADO CHILI POD, LLC.'S, USE OF THE HECKERT PAVILION ON JUNE 22, 2024, as presented, with the following conditions \_\_\_\_\_.**

Or

**3. I move to deny the request to waive the facility use fee.**



**TOWN OF GRAND LAKE  
BOARD OF TRUSTEES  
RESOLUTION NO. 14-2024**

**A RESOLUTION SETTING CERTAIN FEES FOR THE COLORADO CHILI POD,  
LLC.'S USE OF THE HECKERT PAVILION ON JUNE 22, 2024**

WHEREAS, Colorado Chili Pod, LLC. has scheduled the use of the Heckert Pavilion on June 22, 2024, to hold their “Annual State of Colorado Chili Cookoff” event; and,

WHEREAS, the rental fee for the use of the Heckert Pavilion for the scheduled time is set at \$225.00 for non-profit organizations; and,

WHEREAS, the Board of Trustees has the authority pursuant to Colorado State Statute § 31-15-901 (1)(c) and Section 2-3-2 of the Municipal Code to adopt a resolution waiving Town fees; and,

WHEREAS, upon consideration of staff comments and discussion amongst the Board members themselves, the Board concluded that waiving rental fees is in the best interests of the Town and its citizens;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO:

THAT, the Board hereby waives rental fees for the use of the Heckert Pavilion for the Colorado Chili Pod, LLC.’s, “Annual State of Colorado Chili Cookoff” event to be held on June 22, 2024.

**DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THIS 11th DAY OF MARCH 2024.**

Votes Approving:  
Votes Opposing:  
Votes Abstaining:  
Absent:

(SEAL)

**ATTEST:**

\_\_\_\_\_  
Alayna Carrell, Town Clerk

\_\_\_\_\_  
Stephan Kudron, Town Mayor



1026 Park Ave · PO Box 99  
 Grand Lake, CO 80447  
 970-627-3435  
 www.townofgrandlake.com

Section 9, Item C.

March 11, 2024

To: Mayor Kudron and Board of Trustees  
 From: Alayna Carrell, Town Clerk  
 Re: Setting of Certain Fees for the Grand Arts Council's, "Summer Concert" events

**Purpose**

The Town has received a request from the Grand Arts Council for the use of the Town Square Gazebo to hold their "Summer Concert" events every Wednesday beginning July 3, 2024, and ending September 4, 2024, from 5:00PM – 7:00PM.

**Background**

The Grand Arts Council continues to provide the community with summer concerts for locals and visitors to enjoy. They are requesting facility rental fees be waived for their "Summer Concert" events to be held on the following dates:

- July 3, 2024, from 5:00PM to 7:00PM
- July 10, 2024, from 5:00PM to 7:00PM
- July 17, 2024, from 5:00PM to 7:00PM
- July 24, 2024, from 5:00PM to 7:00PM
- July 31, 2024, from 5:00PM to 7:00PM
- August 7, 2024, from 5:00PM to 7:00PM
- August 14, 2024, from 5:00PM to 7:00PM
- August 21, 2024, from 5:00PM to 7:00PM
- August 28, 2024, from 5:00PM to 7:00PM
- September 4, 2024, from 5:00PM to 7:00PM

The standard fee for use of the Town Square Gazebo as adopted by the Board of Trustees is \$10.00/hr. for non-profit organizations. Included in the request is the price for the use of electricity at \$25.00/event. The total fee for all 10 events would be \$450.00.

Colorado state statute allows the Town to "aid and foster, by all lawful measures, associated charity organizations by appropriations and to grant the use of suitable rooms in the municipal buildings. No portion of any money so appropriated shall be given or loaned to any society, corporation, association, or institution that may be wholly or in part under sectarian or denominational control." C.R.S. § 31-15-901(1)(c).

**Staff Recommendation**

Staff recommends the Board grants the Grand Arts Council's request to waive the facility rental fee and the electricity fee for their event.

**Board Action**

The Board has several options to consider including:

1. Granting the request by adopting the resolution; or
2. Granting the request with modifications; or
3. Deny the request.

**Suggested Motions**

1. *I move to adopt RESOLUTION 17-2024, A RESOLUTION SETTING CERTAIN FEES FOR THE GRAND ARTS COUNCIL'S," SUMMER CONCERT" EVENTS FOR USE OF THE TOWN SQUARE GAZEBO EVERY WEDNESDAY BEGINNING ON JULY 3, 2024, THROUGH SEPTEMBER 4, 2024.*

Or

2. *I move to adopt RESOLUTION 17-2024, A RESOLUTION SETTING CERTAIN FEES FOR THE GRAND ARTS COUNCIL'S," SUMMER CONCERT" EVENTS FOR USE OF THE TOWN SQUARE GAZEBO EVERY WEDNESDAY BEGINNING ON JULY 3, 2024, THROUGH SEPTEMBER 4, 2024, as presented, with the following conditions \_\_\_\_\_.*

Or

3. *I move to deny the request to waive the facility use fee.*

**TOWN OF GRAND LAKE  
BOARD OF TRUSTEES  
RESOLUTION NO. 17-2024**

**A RESOLUTION SETTING CERTAIN FEES FOR THE GRAND ARTS COUNCIL'S  
USE OF THE TOWN SQUARE GAZEBO EVERY WEDNESDAY BEGINNING  
JULY 3, 2024, THROUGH SEPTEMBER 4, 2024**

WHEREAS, Grand Arts Council has scheduled the use of the Town Square Gazebo every Wednesday, beginning July 3, 2024, through September 4, 2024, to hold their "Summer Concert" events; and,

WHEREAS, the rental fee for the use of the Town Square Gazebo for the scheduled time is set at \$450.00 for non-profit organizations; and,

WHEREAS, the Board of Trustees has the authority pursuant to Colorado State Statute § 31-15-901 (1)(c) and Section 2-3-2 of the Municipal Code to adopt a resolution waiving Town fees; and,

WHEREAS, upon consideration of staff comments and discussion amongst the Board members themselves, the Board concluded that waiving rental fees is in the best interests of the Town and its citizens;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO:

THAT, the Board hereby waives rental fees for the use of the Town Square Gazebo for the Grand Arts Council's, "Summer Concert" events to be held every Wednesday beginning July 3, 2024, through September 4, 2024.

**DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF  
THE TOWN OF GRAND LAKE THIS 11th DAY OF MARCH 2024.**

Votes Approving:  
Votes Opposing:  
Votes Abstaining:  
Absent:

(SEAL)

ATTEST:

\_\_\_\_\_  
Alayna Carrell, Town Clerk

\_\_\_\_\_  
Stephan Kudron, Town Mayor



1026 Park Ave · PO Box 99  
 Grand Lake, CO 80447  
 970-627-3435  
 www.townofgrandlake.com

March 11, 2024

To: Mayor Kudron and Board of Trustees  
 From: Alayna Carrell, Town Clerk  
 Re: Setting of Certain Fees for the Rotary Club of Grand Lake, “Bingo” events

**Purpose**

The Town has received a request from the Rotary Club of Grand Lake for the use of Heckert Pavilion to hold their “Bingo” events beginning June 21, 2024, and ending September 1, 2024, from 7:00PM – 9:30PM.

**Background**

The Rotary Club of Grand Lake continues to provide the community with summer bingo nights packed with fun for all ages. They are requesting facility rental fees be waived for their “Bingo” events to be held on the following dates:

- June 21, 2024, from 7:00PM to 9:30PM
- June 22, 2024, from 7:00PM to 9:30PM
- June 28, 2024, from 7:00PM to 9:30PM
- June 29, 2024, from 7:00PM to 9:30PM
- July 5, 2024, from 7:00PM to 9:30PM
- July 6, 2024, from 7:00PM to 9:30PM
- July 12, 2024, from 7:00PM to 9:30PM
- July 13, 2024, from 7:00PM to 9:30PM
- July 19, 2024, from 7:00PM to 9:30PM
- July 20, 2024, from 7:00PM to 9:30PM
- July 26, 2024, from 7:00PM to 9:30PM
- July 27, 2024, from 7:00PM to 9:30PM
- August 2, 2024, from 7:00PM to 9:30PM
- August 3, 2024, from 7:00PM to 9:30PM
- August 9, 2024, from 7:00PM to 9:30PM
- August 10, 2024, from 7:00PM to 9:30PM
- August 16, 2024, from 7:00PM to 9:30PM
- August 17, 2024, from 7:00PM to 9:30PM
- August 23, 2024, from 7:00PM to 9:30PM
- August 24, 2024, from 7:00PM to 9:30PM
- August 30, 2024, from 7:00PM to 9:30PM
- August 31, 2024, from 7:00PM to 9:30PM
- September 1, 2024, from 7:00PM to 9:30PM

The standard fee for use of Heckert Pavilion as adopted by the Board of Trustees is \$20.00/hr. for non-profit organizations. Included in the request is the price for the use of electricity at \$25.00/event. The total fee for all 23 events would be \$1,725.00.

Colorado state statute allows the Town to “aid and foster, by all lawful measures, associated charity organizations by appropriations and to grant the use of suitable rooms in the municipal buildings. No portion of any money so appropriated shall be given or loaned to any society, corporation, association, or institution that may be wholly or in part under sectarian or denominational control.” C.R.S. § 31-15-901(1)(c).

**Staff Recommendation**

Staff recommends the Board grants the Rotary Club of Grand Lake’s request to waive the facility rental fee and the electricity fee for their event.

**Board Action**

The Board has several options to consider including:

1. Granting the request by adopting the resolution; or
2. Granting the request with modifications; or
3. Deny the request.

**Suggested Motions**

1. *I move to adopt RESOLUTION 18-2024, A RESOLUTION SETTING CERTAIN FEES FOR THE ROTARY CLUB OF GRAND LAKE’S, “BINGO” EVENTS FOR USE OF HECKERT PAVILION BEGINNING ON JUNE 21, 2024, THROUGH SEPTEMBER 1, 2024.*



1026 Park Ave · PO Box 99  
Grand Lake, CO 80447  
970-627-3435  
[www.townofgrandlake.com](http://www.townofgrandlake.com)

Section 9, Item D.

Or

2. I move to adopt RESOLUTION 18-2024, A RESOLUTION SETTING CERTAIN FEES FOR THE ROTARY CLUB OF GRAND LAKE'S, "BINGO" EVENTS FOR USE OF HECKERT PAVILION BEGINNING ON JUNE 21, 2024, THROUGH SEPTEMBER 1, 2024, THROUGH SEPTEMBER 4, 2024, as presented, with the following conditions \_\_\_\_\_.

Or

3. I move to deny the request to waive the facility use fee.

**TOWN OF GRAND LAKE  
BOARD OF TRUSTEES  
RESOLUTION NO. 18-2024**

**A RESOLUTION SETTING CERTAIN FEES FOR THE ROTARY CLUB OF  
GRAND LAKE’S USE OF HECKERT PAVILION BEGINNING  
JUNE 21, 2024, THROUGH SEPTEMBER 1, 2024**

WHEREAS, Rotary Club of Grand Lake has scheduled the use of the Heckert Pavilion, beginning June 21, 2024, through September 1, 2024, to hold their “Bingo” events; and,

WHEREAS, the rental fee for the use of the Heckert Pavilion for the scheduled time is set at \$1,725.00 for non-profit organizations; and,

WHEREAS, the Board of Trustees has the authority pursuant to Colorado State Statute § 31-15-901 (1)(c) and Section 2-3-2 of the Municipal Code to adopt a resolution waiving Town fees; and,

WHEREAS, upon consideration of staff comments and discussion amongst the Board members themselves, the Board concluded that waiving rental fees is in the best interests of the Town and its citizens;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO:

THAT, the Board hereby waives rental fees for the use of the Heckert Pavilion for the Rotary Club of Grand Lake’s, “Bingo” events beginning June 21, 2024, through September 1, 2024.

**DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF  
THE TOWN OF GRAND LAKE THIS 11th DAY OF MARCH 2024.**

Votes Approving:  
Votes Opposing:  
Votes Abstaining:  
Absent:

(SEAL)

**ATTEST:**

\_\_\_\_\_  
Alayna Carrell, Town Clerk

\_\_\_\_\_  
Stephan Kudron, Town Mayor



1026 Park Ave · PO Box 99  
Grand Lake, CO 80447  
970-627-3435  
www.townofgrandlake.com

Section 9, Item E.

March 11, 2024

To: Mayor Kudron and Board of Trustees  
From: Alayna Carrell, Town Clerk  
Re: Setting of Certain Fees for Grand County Water Information Networks, "6<sup>th</sup> Grade Watershed Week Field Trip" event

**Purpose**

The Town has received a request from Grand County Water Information Network for the use of Heckert Pavilion to hold their "6<sup>th</sup> Grade Watershed Week Field Trip" event on September 23, 2024, from 8:00AM – 3:00PM.

**Background**

Grand County Water Information Network continues to provide the youth with annual educational field trips. They are requesting facility rental fees be waived for their "6<sup>th</sup> Grade Watershed Week Field Trip" event to be held on the following dates:

September 23, 2024, from 8:00AM to 3:00PM

The standard fee for use of Heckert Pavilion as adopted by the Board of Trustees is \$20.00/hr. for non-profit organizations. The total fee for this event would be \$140.00.

Colorado state statute allows the Town to "aid and foster, by all lawful measures, associated charity organizations by appropriations and to grant the use of suitable rooms in the municipal buildings. No portion of any money so appropriated shall be given or loaned to any society, corporation, association, or institution that may be wholly or in part under sectarian or denominational control." C.R.S. § 31-15-901(1)(c).

**Staff Recommendation**

Staff recommends the Board grants Grand County Water Information Networks request to waive the facility rental fee for their event.

**Board Action**

The Board has several options to consider including:

1. Granting the request by adopting the resolution; or
2. Granting the request with modifications; or
3. Deny the request.

**Suggested Motions**

1. *I move to adopt RESOLUTION 19-2024, A RESOLUTION SETTING CERTAIN FEES FOR GRAND COUNTY WATER INFORMATION NETWORKS USE OF THE HECKERT PAVILION ON SEPTEMBER 23, 2024.*

*Or*

2. *I move to adopt RESOLUTION 19-2024, A RESOLUTION SETTING CERTAIN FEES FOR GRAND COUNTY WATER INFORMATION NETWORKS USE OF THE HECKERT PAVILION ON SEPTEMBER 23, 2024, as presented, with the following conditions*

*Or*

3. *I move to deny the request to waive the facility use fee.*

**TOWN OF GRAND LAKE  
BOARD OF TRUSTEES  
RESOLUTION NO. 19-2024**

**A RESOLUTION SETTING CERTAIN FEES FOR GRAND COUNTY WATER  
INFORMATION NETWORKS USE OF HECKERT PAVILION ON  
SEPTEMBER 23, 2024**

WHEREAS, Grand County Water Information Network has scheduled the use of the Heckert Pavilion on September 23, 2024, to hold their “6<sup>th</sup> Grade Watershed Week Field Trip” event; and,

WHEREAS, the rental fee for the use of the Heckert Pavilion for the scheduled time is set at \$140.00 for non-profit organizations; and,

WHEREAS, the Board of Trustees has the authority pursuant to Colorado State Statute § 31-15-901 (1)(c) and Section 2-3-2 of the Municipal Code to adopt a resolution waiving Town fees; and,

WHEREAS, upon consideration of staff comments and discussion amongst the Board members themselves, the Board concluded that waiving rental fees is in the best interests of the Town and its citizens;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO:

THAT, the Board hereby waives rental fees for the use of the Heckert Pavilion for Grand County Water Information Networks, “6<sup>th</sup> Grade Watershed Week Field Trip” event on September 23, 2024.

**DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THIS 11th DAY OF MARCH 2024.**

- Votes Approving:
- Votes Opposing:
- Votes Abstaining:
- Absent:

(SEAL)

**ATTEST:**

\_\_\_\_\_  
Alayna Carrell, Town Clerk

\_\_\_\_\_  
Stephan Kudron, Town Mayor





1026 Park Ave · PO Box 99  
Grand Lake, CO 80447  
970-627-3435  
www.townofgrandlake.com

Section 9, Item F.

March 11, 2024

To: Mayor Kudron and Board of Trustees  
From: Alayna Carrell, Town Clerk  
Re: Setting of Certain Fees for “Juniper Library Senior Lunch & Learn” events

**Purpose**

The Town has received a request from Juniper Library for the use of the Grand Lake Community House to hold their “Senior Lunch & Learn” events.

**Background**

Juniper Library continues to provide our senior citizen community with gatherings throughout the summer. They are requesting facility rental fees be waived for their “Senior Lunch & Learn” events to be held on the following dates:

- June 27, 2024, from 11:00AM to 2:00PM
- July 25, 2024, from 11:00AM to 2:00PM
- August 29, 2024, from 11:00AM to 2:00PM

The standard fee for use of the Grand Lake Community House as adopted by the Board of Trustees is \$300.00/day. for non-profit organizations. The total fee for this event would be \$900.00.

Colorado state statute allows the Town to “aid and foster, by all lawful measures, associated charity organizations by appropriations and to grant the use of suitable rooms in the municipal buildings. No portion of any money so appropriated shall be given or loaned to any society, corporation, association, or institution that may be wholly or in part under sectarian or denominational control.” C.R.S. § 31-15-901(1)(c).

**Staff Recommendation**

Staff recommends the Board grant the Juniper Library request to waive the facility rental fee for their event.

**Board Action**

The Board has several options to consider including:

1. Granting the request by adopting the resolution; or
2. Granting the request with modifications; or
3. Deny the request.

**Suggested Motions**

1. *I move to adopt RESOLUTION 20-2024, A RESOLUTION SETTING CERTAIN FEES FOR THE JUNIPER LIBRARY SENIOR LUNCH & LEARNS USE OF THE GRAND LAKE COMMUNITY HOUSE.*

Or

2. *I move to adopt RESOLUTION 20-2024, A RESOLUTION SETTING CERTAIN FEES FOR THE JUNIPER LIBRARY SENIOR LUNCH & LEARNS USE OF THE GRAND LAKE COMMUNITY HOUSE, as presented, with the following conditions*

\_\_\_\_\_.

Or

3. *I move to deny the request to waive the facility use fee.*

**TOWN OF GRAND LAKE  
BOARD OF TRUSTEES  
RESOLUTION NO. 20-2024**

**A RESOLUTION SETTING CERTAIN FEES FOR THE  
JUNIPER LIBRARY SENIOR LUNCH & LEARNS  
USE OF THE GRAND LAKE COMMUNITY HOUSE**

WHEREAS, Juniper Library has scheduled the use of the Grand Lake Community House on June 27, 2024, July 25, 2024, and August 29, 2024, to hold their “Senior Lunch & Learn” events; and,

WHEREAS, the rental fee for the use of the Grand Lake Community House for the scheduled time is set at \$900.00 for non-profit organizations; and,

WHEREAS, the Board of Trustees has the authority pursuant to Colorado State Statute § 31-15-901 (1)(c) and Section 2-3-2 of the Municipal Code to adopt a resolution waiving Town fees; and,

WHEREAS, upon consideration of staff comments and discussion amongst the Board members themselves, the Board concluded that waiving rental fees is in the best interests of the Town and its citizens;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO:

THAT, the Board hereby waives rental fees for the use of the Grand Lake Community House for “Juniper Library Senior Lunch & Learn” events.

**DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THIS 11th DAY OF MARCH 2024.**

Votes Approving:  
Votes Opposing:  
Votes Abstaining:  
Absent:

(SEAL)

ATTEST:

\_\_\_\_\_  
Alayna Carrell, Town Clerk

\_\_\_\_\_  
Stephan Kudron, Town Mayor



1026 Park Ave · PO Box 99  
Grand Lake, CO 80447  
970-627-3435  
www.townofgrandlake.com

---

**Date: March 11, 2024**  
**To: Mayor Kudron and the Board of Trustees**  
**From: John Crone, Town Manager**  
**Re: Ordinance 03-2024, Amending Town Code 3-1-2, Write-in Candidate Affidavit**

### **Background**

While preparing for this year's municipal election, staff discovered that our Town Code is no longer in compliance with state statute regarding the timeframe for turning in an affidavit of intent by write-in candidates. The Town Code required write-in candidates to turn in affidavits of intent at least twenty days before the election. State statute currently requires that the affidavit be turned in at least sixty-four days before the election.

Rather than changing our code to match the sixty-four days currently required by the state statute staff recommends that the Board mend the town code to state that the affidavit must be turned in within the timeframe mandated by the state statute as it may be amended. This will keep our code current even if the state changes the requirement in the future.

### **Motion**

If the Board of Trustees desires to amend the Town Code to stay in compliance with state statute, then it may do so by approving the following motion:

*I move to adopt Ordinance 03-2024, Amending Town Code Title 3, Article 1, Section 2, Write-in Candidate Affidavit.*

**TOWN OF GRAND LAKE  
BOARD OF TRUSTEES  
ORDINANCE NO. 03-2024**

**AN ORDINANCE AMENDING GRAND LAKE MUNICIPAL CODE 3-1-2  
REGARDING WRITE-IN CANDIDATE AFFIDAVITS**

**WHEREAS**, the Board of Trustees of the Town of Grand Lake, Colorado, pursuant to Colorado statute and the provisions of the Grand Lake Municipal Code, is vested with the authority of administering the affairs of the Town of Grand Lake, Colorado (“the Town”); and

**WHEREAS**, the Town of Grand Lake Municipal Code Title 3, Article 1, Section 2 was adopted to set forth the requirements of write-in candidates in Town elections; and

**WHEREAS**, the Town Code Municipal Code Title 3, Article 1, Section 2 provides that all write-in candidates must provide an affidavit of intent; and

**WHEREAS**, the Board of Trustees of the Town of Grand Lake has determined that the code as written does not comply with current state statutes; and

**WHEREAS**, the Board of Trustees of the Town of Grand Lake has determined that the Grand Lake Municipal Code must be updated to come into compliance with current state statutes.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO, THAT:**

1. Section 3-1-2 of the Grand Lake Municipal Code is hereby amended with the addition of the **bold underlined** language and the deletion of the ~~strike through~~ language to read in its entirety as follows:

**3-1-2 Write-in Candidate Affidavit**

No write-in vote for any municipal office shall be counted unless an affidavit of intent has been filed with the Town Clerk by the person whose name is written in ~~prior to twenty (20) days before the day of the election~~ **within the timeframe dictated by Colorado Revised Statute 1-13.5-305, as may be amended**, indicating that such person desires the office and is qualified to assume the duties of that office if elected.

2. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of Trustees hereby declares that it would have passed this Ordinance and each part hereof

irrespective of the fact that any one part or parts are declared unconstitutional or otherwise invalid.

3. Repeal. Existing ordinances or parts of ordinances covering the same matters as embraced in this Ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the taking effect of this Ordinance. Except as specifically amended by this ordinance, all other provisions of the Grand Lake Town Code shall remain in full force and effect.

**INTRODUCED, APPROVED AND ADOPTED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE THIS 11TH DAY OF MARCH 2024.**

Votes Approving: \_\_\_\_\_  
Votes Opposed: \_\_\_\_\_  
Absent: \_\_\_\_\_  
Abstained: \_\_\_\_\_

ATTEST:

**BOARD OF TRUSTEES OF THE  
TOWN OF GRAND LAKE, COLORADO**

\_\_\_\_\_  
Alayna Carrell, Town Clerk

By: \_\_\_\_\_  
Stephan Kudron, Mayor



1026 Park Ave · PO Box 99  
Grand Lake, CO 80447  
970-627-3435  
www.townofgrandlake.com

---

**Date: March 11, 2024**  
**To: Mayor Kudron and the Board of Trustees**  
**From: John Crone, Town Manager**  
**Re: Consideration to Approve an Application for a State REDI Grant**

**Background**

The Town is considering applying for a REDI grant from the state. The grant will help pay for the RMNP West Gateway Master Plan as discussed in today’s workshop. The Town needs to have official approval from the Board of Trustees to pursue the grant.

REDI grants of this kind are awarded in amounts ranging from \$25,000 to \$150,000. The grant would require a 50% match from the Town. If the Town wants to move forward with commissioning the study, the Board will need to determine how much money it is willing to spend. Then the Board will need to pass a motion allowing staff to apply for the matching grant funds.

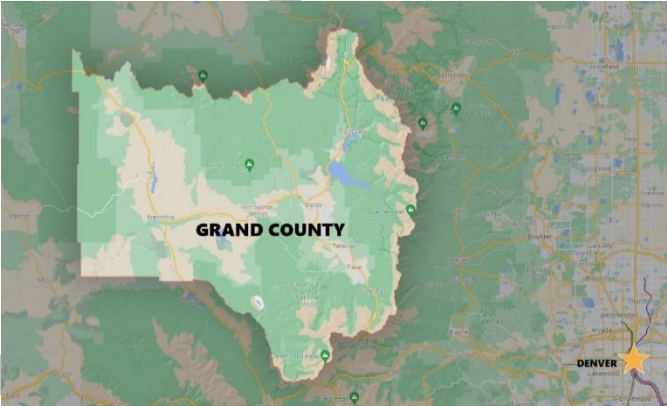
**Motion**

If the Board of Trustees desires to pursue the grant opportunity, then it may do so by approving the following motion:

*I move to approve the Town’s application for an REDI grant to fund the RMNP West Gateway Master Plan in the amount of \_\_\_\_\_.*

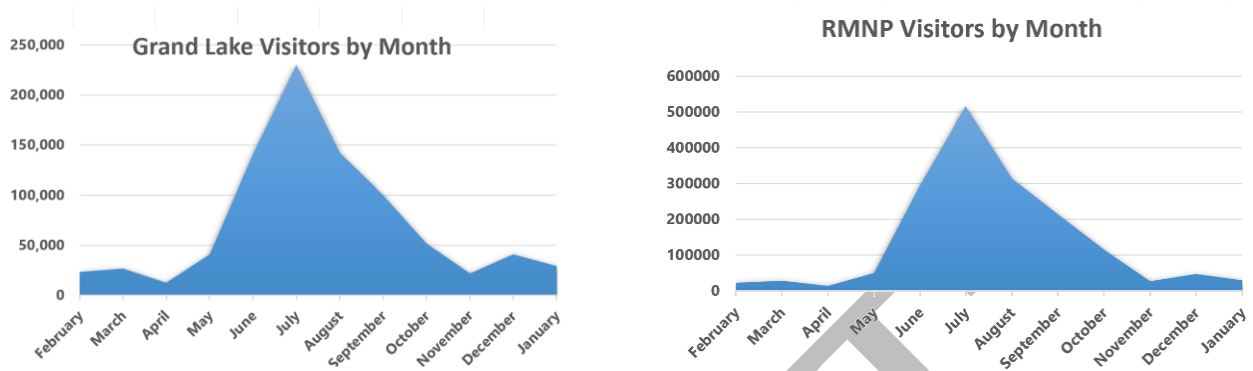
**Project Name:** Grand County RMNP West Gateway Master Plan  
**Scope:** Economic Development Master Plan  
**Applicant:** Grand County Economic Development  
**COG:** Northwest Colorado Council of Government

Grand County, Colorado's economic foundation primarily rests on the outdoor tourism sector, with most of its top 20 employers directly involved in supporting this industry. One of the County's main attractions is the access it provides to the western half of the Rocky Mountain National Park ("RMNP"), a major national park welcoming over 4.5 million visitors annually. However, only 15% of these visitors make it to Grand County, due to various challenges, including: restricted access via Trail Ridge Road (closed from October to May); infrastructure obstacles; damage from forest fires and pine beetles; as well as workforce and lodging limitations. This results in seasonal pressures on the northwest corner of Grand County. To address this issue, a clear economic development plan is required to activate the region throughout the year, which includes the quaint tourist community of Grand Lake, Colorado. Following a recent meeting with Rocky Mountain National Park officials, including its new superintendent, it was agreed that the Grand County RMNP West Gateway Master Plan is necessary. This Plan will provide area businesses, Grand County officials, and the Rocky Mountain National Park with a strategy to sustain and grow economic activity throughout the year.



The Grand County RMNP West Gateway Master Plan will be developed as an action item that resulted from an ongoing EDA-funded Tourism Revitalization Plan, which aims to tackle issues linked to tourism's economic impacts on the County. Indeed, data and stakeholder feedback collected during the progress of this project underscores the necessity for this Gateway Master Plan. For instance, in the gateway town of Grand Lake, the visitation of tourists closely mirrors that of RMNP, as illustrated in **Figure 1**.

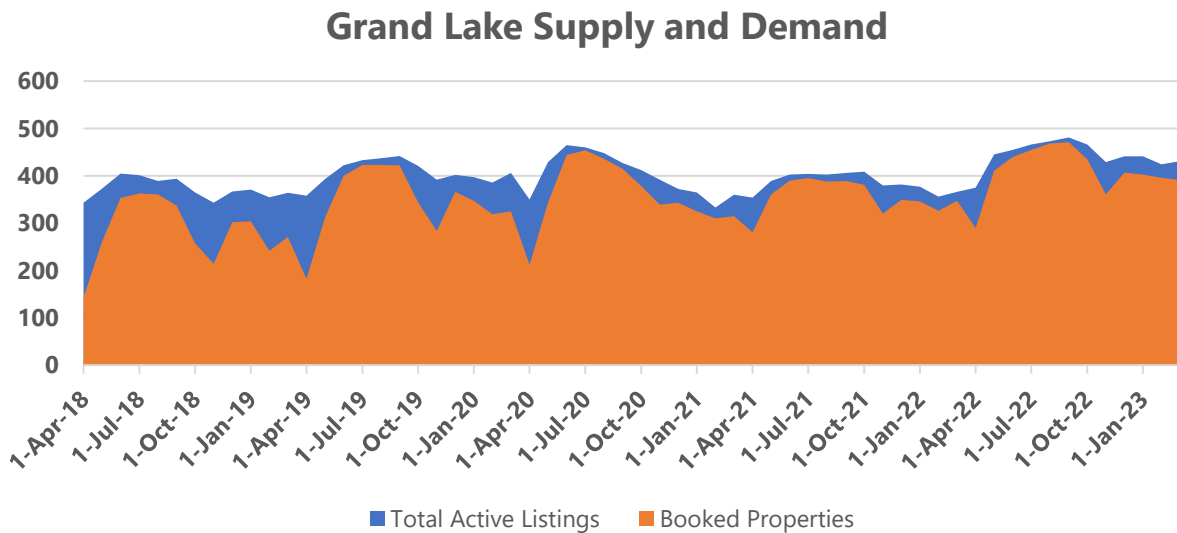
**Figure 1:** 5-Year Average of Visitors by Month to Grand Lake and RMNP



Source: Datafy

The busiest times for visitors usually occur between May and September, necessitating additional strategies to extend shoulder seasons to bolster the local economy. Short-term rentals also show a similar pattern, with reduced demand in April, a peak in July, and then declining demand in October (Figure 2).

**Figure 2:** Short-term Rentals Supply and Demand



Source: AirDNA

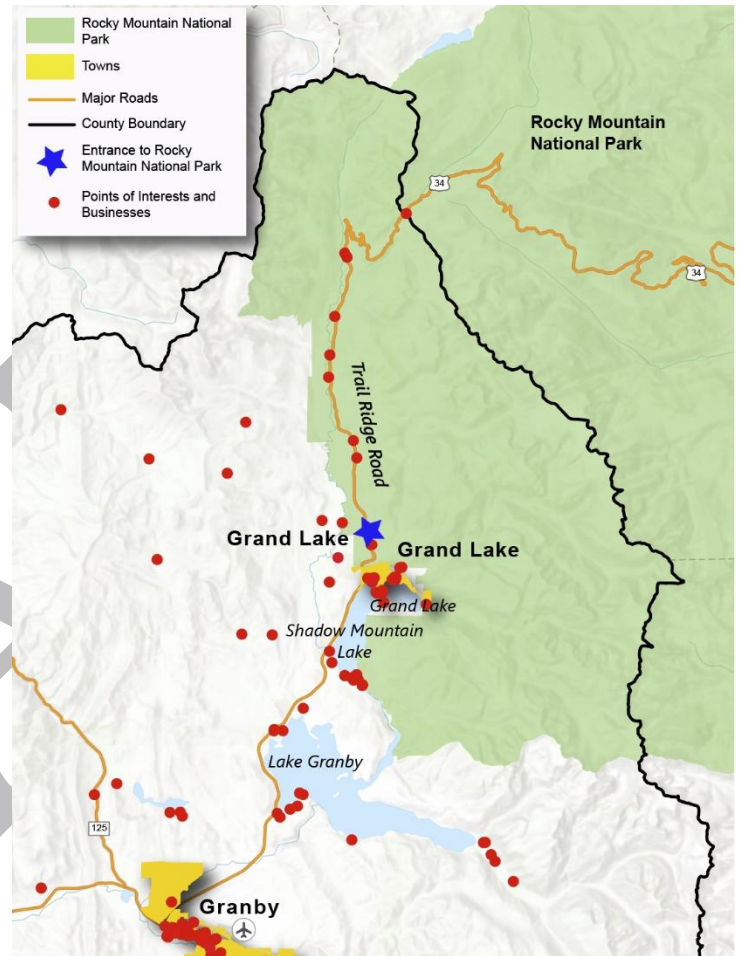
The desire for short-term rentals has surged by approximately 15% to 36% since 2019. Yet, according to the U.S. Census Bureau, the available housing for seasonal, occasional, or recreational use has dwindled by roughly 13%. This suggests that the demand for short-term rental properties will keep rising, while the supply will remain constrained. To foster the region's growth, a diverse array of accommodation options and actions will need to be implemented.



Grand Lake's heavy reliance on RMNP as the primary driver of their economy presents a challenge by exposing them to economic instability. Furthermore, unforeseen natural disasters, such as wildfires, pose a risk to Grand Lake, neighboring communities like Granby, and the roughly 350 businesses in this area. In 2020, the East Troublesome Fire consumed nearly 200,000 acres on the western side of RMNP, affecting the areas in and around Grand Lake. This event directly impacted the sole route from Grand County to RMNP, Trail Ridge Road, causing a temporary closure. The map displayed in **Figure 3** underscores the proximity of Grand Lake to RMNP and the significance of Trail Ridge Road as the primary access point from Grand County into RMNP.

The goals of this proposed Grand County RMNP West Gateway Master Plan will address issues related to:

- Reduce seasonality such that a year-round workforce can be cultivated to sustain businesses,
- Assessing strategies to address affordable housing for that workforce,
- Attracting and retaining a younger labor force,
- Establishing effective wayfinding from RMNP to Grand Lake,
- Creating year-round programs in collaboration with RMNP,
- Addressing transportation challenges, and
- Strategizing on increased demands-drivers for non-peak tourism



**Figure 3:** Project Area

The Grand County RMNP West Gateway Master Plan is essential to the growth of this area, by aiming to sustain year-round economic activity. This Plan will tackle these issues and ensure the County's economic resilience, particularly in the gateway town of Grand Lake, which is heavily reliant on RMNP. Some key tasks will include:

**Task 1 – Community Outreach.**

- Site Tour and Kickoff Meeting: We will collectively review the community and hold a meeting with key officials to discuss the goals of the program, communication, and public meeting schedule.
- Public Meetings: We propose to hold three (3) public meetings during this project. The initial public meeting will be utilized to collect public input and a second

meeting will be held to vet key decision points and collect additional input. A final meeting will be held to review the final draft of the plan and collect other input.

- Monthly Calls: We propose to complete a monthly check-in call to discuss findings with the steering committee.

**Task 2 – Due Diligence Analysis.** This task will include collecting and assessing relevant data from Town, County, State, and Federal sources. Data will be converted into GIS mapping. This will include:

- Infrastructure: Sewer, water, storm, floodplain, fiber optic, electric, etc.
- Transportation: Current patterns for public, private, pedestrian, and bicycle use.
- Land Use: Past and current plans, existing land uses
- Brownfields: Real or perceived vacant sites.
- Demographics: Population trends, age groups, etc.
- Economics: Existing business revenue, current markets, underserved markets.
- Labor Shed Data: Employment, jobs imported and exported, and labor demand.
- Community Brand: We will identify the internal and external perception of the community.

We will conduct analysis of existing data and develop recommendations based on trends. These recommendations will explore current positive and negative trends. Modeling will be used to develop recommendations and inform the final report and program.

**Task 3 – Economic Framework Plan Program.** In addition to this document, we will lay out a program for community growth and identify economic and community development priority sites. Plan will include maps and graphics that capture community vision and relay the next steps in a readily accessible format. The document will include the following elements:

- Community Brand Improvements;
- Infrastructure and Transportation Asset Improvements, including wayfinding;
- Preliminary Cost Estimates for Infrastructure;
- Land Use and Reuse Strategies; and,
- Asset development benchmarks.

**Task 4 – Implementation Strategy.** A separate Implementation Strategy Document will outline the key leaders for specific recommendations and efforts.