



BOARD OF TRUSTEES MEETING

Thursday, August 14, 2025 at 6:00 PM

Palmer Lake Town Hall – 28 Valley Crescent, Palmer Lake, Colorado

LIVE STREAM available on Town website

AGENDA

This agenda is subject to revision 24 hours prior to commencement of the meeting.

The Board of Trustees values public comment on issues relevant to Town government. To permit the fair and orderly expression of such comments, the Board will adhere to the following rules for public comment, whether for an agenda item or during public comment for non-agenda items brought by the public.

A speaker must be recognized by the Mayor to step to the podium, sign in, use the microphone, state name and address for the record, and address comments solely to the Board, as a whole.

Each speaker is limited to 3 minutes, cannot pool time with another, and each speaker may only speak once per topic. Civility and respect is required. Comments should not be directed to Town staff, individual Board members or to public members. Comments or disruption from audience members not recognized by the Mayor are prohibited. Points already made should not be duplicated. Only written comments limited to one page will be permitted. Public members are also invited to submit comments by email to be distributed to the Board separately. Note that comments submitted to the Board are public record. Please understand that the Board will listen and consider public comments; however, members will not discuss or take action on your comment but may refer it to staff and/or a future meeting for discussion.

Thank you for your cooperation.

Call to Order

Roll Call

Invocation- Trustee Ball

Pledge of Allegiance

Introductions/Presentations

Consent Agenda - *Items under the consent agenda may be acted upon by one motion. If, in the judgment of a board member, a consent agenda item requires discussion, the item can be placed on the regular agenda for discussion and/or action.*

1. Minutes from July 24, 2025
2. Checks Over 15,000 - Meyer & Sam's/GMS (\$20,946.60) Professional Services - JT Thorpe Industrial, Inc (\$232,130.00) Tank#1.

Staff/Department Reports

3. Administrator

4. Town Clerk/Administration
5. Water
6. Public Works including Roads & Park Maintenance
7. Police
8. Fire
9. Attorney

Public Hearing – *Mayor will introduce the item and hear the applicant request. Mayor will ask if any public member wishes to speak for or against the request. Public should address the Board members directly while members listen. Applicant may provide closing remarks and members may ask questions of the applicant. Mayor will close the hearing and members will discuss the item, take action or continue the hearing to a particular date.*

10. Ordinance # 04-2025 to Amend Ch 17, Articles 1-6

Business Items

11. Discussion/Direction regarding RFP/Real Estate Agent for Elephant Rock Lodge

Public Comment - *Public comments are encouraged to be emailed to the Town office at info@palmer-lake.org with subject line of Public Comment (24 hours prior to meeting) and shall be distributed and read at the meeting. Otherwise, please be recognized to speak, sign in, and address the Board on matters not on the agenda. Thank you!*

Board Reports

Next Meeting 8/25 & 8/28

Convene to Executive Session

For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. 24-6-402(4)(e) – property.

(1) Pursuant to Section 24-6-402(4)(b) and (e), C.R.S., to confer with the Town attorney to receive legal advice on specific legal questions and to determine the Town’s position regarding matters that are subject to negotiation, developing strategies, or instructing negotiators, all in relation to a possible amendment of the purchase and sale agreement between the Town and Twenty 1 Five, LLC.

(3) Pursuant to Section 24-6-402(4)(b) and (e), C.R.S., to confer with the Town attorney to receive legal advice on specific legal questions and to determine the Town’s position regarding matters that are subject to negotiation, developing strategies, or instructing negotiators, all in relation to the proposed Buc-ee’s annexation and a possible draft annexation agreement;

(4) Pursuant to Section 24-6-402(4)(b) and (e), C.R.S., to confer with the Town attorney to receive legal advice on specific legal questions and to determine the Town’s position regarding matters that are subject to negotiation, developing strategies, or instructing negotiators, all in relation to pending litigation filed by Integrity Matters against the Town

Reconvene to Open Session

Adjourn

Americans with Disabilities Act

Reasonable accommodations for persons with a disability will be made upon request. Please notify the Town of Palmer Lake (at 719-481-2953) at least 48 hours in advance. The Town of Palmer Lake will make every effort to accommodate the needs of the public.