



## BOARD OF TRUSTEES MEETING

**Executive Session 5:00 PM /Thursday, August 28, 2025, at 6:00 PM**

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

**\*LIVE STREAM available on Town website\***

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### AGENDA

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*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.*

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#### **Call to Order/Roll Call**

#### **Convene to Executive Sessions:**

- (1) Pursuant to Section 24-6-402(4)(b), C.R.S., to confer with the Town attorney for the purpose of receiving legal advice on specific legal questions related to the Chinn petition for annexation election received by the Town and its effect on the pending Monument Ridge West/Buc-ee's petition for annexation proceedings;
- (2) Pursuant to Section 24-6-402(4)(b), C.R.S. to confer with the Town attorney for the purpose of receiving legal advice on specific legal questions and pursuant to Section 24-6-402(4)(e) to determine the Town's position regarding matters that may be subject to negotiations and direct negotiators, all in connection with the pending Monument Ridge West/Buc-ee's annexation proceedings; and

- (3) Pursuant to Section 24-6-402(4)(b), C.R.S. to confer with the Town attorney for the purpose of receiving legal advice on specific legal questions and pursuant to Section 24-6-402(4)(e) to determine the Town's position regarding matters that may be subject to negotiations and direct negotiators, all in connection with the Lakeview Heights development.

**Reconvene to Open Session approximately 5:45 pm to open doors for Regular Meeting at 6 pm**

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### **Roll Call**

### **Invocation**

### **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 August 6, 2025 & August 14, 2025

### **Staff/Department Reports**

2. Administrator/Clerk
3. Administration

**Public Hearing** - to consider the following applications: a) planned development plan (zone PD) for a family travel center on 24.77 acres consisting of gasoline, food, beverages and retail sales, along with rest rooms and rest areas, b) sketch development plan for subdivision, and c) petitions for annexation of a flagpole to parcels 7102200016 and 7102200014 and said parcels, for a total of approximately 25.20 acres, located at the southwest corner of I-25 and County Line/Palmer Divide Road, owned by Monument Ridge West, LLC, to the Town of Palmer Lake Board of Trustees for approval, approval with conditions, denial or continuation.

This item will need to be continued to a date after September 3, 2025, as the Planning Commission continued its review of the zoning aspect of this item until September 3, 2025.

### **Business Items:**

**Public Comment** - *Public comments are encouraged to be emailed to the Town office at*

*[info@palmer-lake.org](mailto: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 and Future Items**

### **Adjourn**

**Americans with Disabilities Act**

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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.