



BOARD OF TRUSTEES MEETING

Thursday, August 25, 2022 at 5:00 PM

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

MINUTES

Call to Order. Mayor Bass called the meeting to order at 5:03 pm.

Pledge of Allegiance

Roll Call. Present: Mayor Bill Bass, Trustees Nicole Currier, Sam Padgett, Jessica Farr, Glant Havenar, Karen Stuth. Excused: Trustee Darin Dawson.

Introductions/Presentations

1. Presentation of Building Code Changes (Effective 2023) by Pikes Peak Regional Building Department (PPRBD). Mr. Greg Dingrando with PPRBD reviewed the deadline for the building code changes effective in July of 2023.

Consent Agenda

Trustee Havenar inquired about the check for the fire apparatus. MOTION (Havenar, Stuth) to approve the consent agenda including items 2) Minutes from August 11, 2022 Meeting; 3) Minutes from August 15 Special Meeting; 4) Checks over \$15,000 - Peterson Auto Group; 5) Financials (July). Roll call vote – aye 5; nay 1 (Farr). Motion passed.

Staff/Department Reports

6. Attorney – none.

7. Administrator/Clerk – Collins provided an update on the master plan activity including a joint review meeting with the Planning Commission on 9/21; upcoming grant opportunities for land use code analysis and park space with GOCO; and direction was provided to live stream other public meetings. Trustee Stuth inquired about the Board start time and it was agreed by members to keep with the 5 pm meeting time.

Public Comment

Ms. Dee Banta requested the Board move Public Comment to later on the agenda or have a second Public Comment item. Ms. Cindy Kuchinsky agreed and suggested moving Public Comment to later on the agenda. Mr. Rich Kuester inquired about the General Fund expenditures. Ms. Jane Garrabrant inquired about the allocation of General Funds to professional services and insurance. Ms. Cyndee Henson requested the speaker volume in town hall be turned up.

Public Hearing

8. Application for Vacation and Replat - 727 Meadow Lane. Mr. Jim Wilkinson explained the replat providing an additional 8 feet to accommodate the existing structure on the property. Mr. Mike Richards inquired about the setback. Mayor Bass closed the hearing.

Business Items

9. Special Event - Palmer Lake Firefighters Assoc Open House 08/28. Mr. Calvin Pickup reviewed plans of the Firefighter Association open house to interact with the community. MOTION (Padgett, Havenar) to approve the open house. Roll call vote – aye 6; nay 0. Motion passed.
10. Resolution 41-2022 to Approve Replat - 727 Meadow Lane. MOTION (Havenar, Farr) to approve Resolution 41-2022 approving the replat as presented. Roll call vote – aye 6; nay 0. Motion passed.
11. Ordinance to Put Adult Use Cannabis Question to the Ballot. Discussion took place about including the location of the current establishments. MOTION (Stuth) to add language of the current location. MOTION (Stuth, Bass) to amend as presented by Attorney Krob – read as: SHALL THE TOWN OF PALMER LAKE ENACT AN ORDINANCE PERMITTING OPERATION OF NOT MORE THAN TWO (2) REGULATED RETAIL MARIJUANA STORES IN EXISTING MARIJUANA BUSINESS LOCATIONS WITHIN THE TOWN. Roll call vote – aye 5; nay 1 (Farr). Motion passed.
12. Ordinance to Put Question of Mill Levy Increase to the Ballot. Discussion ensued about simplifying the ordinance language presented. Ms. Jane Garrabrant inquired about the distinction of the additional total amount of funds being confusing. Attorney Krob further explained the two language options laid out. Mr. Mike Richards asked what makes up the total 41 mills. Discussion took place about utilizing “not to exceed” vs. maximum. Ms. Nancy Marshall stated she was not in favor of one question hinging on the other. Board members discussed whether to tie the question or not and amend the maximum to not to exceed. Discussion took place about what language is required as well as the explanation of pros/cons. Mr. Jeff Hulsmann remarked about commercial tax rates. Attorney Krob explained Gallagher amendment and repeal. Mr. Mike Richards raised concern of the mill increase. Ms. Melissa Woodward stated she prefers the first option and cap at additional 15 mills if marijuana passes and restated the voter options. Mr. Atis Jurka suggested there are three possible revenue streams – marijuana, mill increase, and revenue from elephant rock property. Ms. Jane Garrabrant offered suggestion to alter language. Mr. Jim Parco reminded the Board of the original objective to bring additional funds to Town operations – voting yes will support additional revenue and voting no will not support – summarizing that the choice is to support the town or not. MOTION (Stuth, Havenar) to approve Ordinance 12-2022 with amended language not to exceed – read as: SHALL THE TOWN OF PALMER LAKE TAXES BE INCREASED BY NOT MORE THAN \$1,370,000 IN TAX COLLECTION YEAR 2023 AND BY WHATEVER ADDITIONAL AMOUNTS ARE GENERATED ANNUALLY THEREAFTER BY INCREASING THE GENERAL OPERATING MILL LEVY FOR GENERAL MUNICIPAL PURPOSES BY 15 MILLS FROM THE CURRENT 11.238 MILLS NOT TO EXCEED 26.238 MILLS IF BALLOT QUESTION 1A PASSES, OR BY 30 MILLS NOT TO EXCEED 41.238 MILLS IF BALLOT QUESTION 1A DOES NOT PASS? Roll call vote – aye 5; nay 1 (Farr). Motion passed.

Mayor Bass recessed for a break and reconvened the meeting at 6:49 pm.

13. Summary of Steps for Elephant Rock Property. Discussion took place about next steps. Mr. Jeff Zearfoss and Mr. and Mrs. Willans informed members they will continue discussions to collaborate the projects. MOTION (Havenar, Currier) to direct staff to initiate discussions for agreement terms with

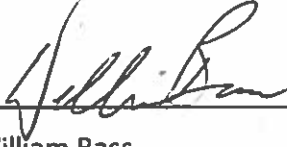
Carter Payne and Willans. Motion passed. Mr. Jeff Hulsmann urged the Board to move quickly and give the team access to the property.

14. Consideration of Preliminary Engineering Report for Town Water System (GMS). Collins noted the memorandum from GMS for consideration of the final report.


Board Reports

Next Meeting and Future Items. Discussion took place about whether or not the Board wanted Attorney Krob to draft language for a resolution to support the ballot questions. Board members noted they are not united in agreement to the questions so they would not support a resolution.

Adjourn. MOTION (Padgett, Stuth) to adjourn at 7:16 pm. Motion passed.



Mayor William Bass



ATTEST: Dawn A. Collins, Town Clerk