



## **BOARD OF TRUSTEES - SPECIAL MEETING**

**Thursday, December 15, 2022 at 5:00 PM**

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

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### **MINUTES**

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**Call to Order.** Mayor Havenar called the Licensing Authority to order at 5 PM. Roll call – Trustees Karen Stuth, Shana Ball, Kevin Dreher, Jessica Farr, Sam Padgett, Dennis Stern, Mayor Glant Havenar.

1. Report of Change - Controlling Beneficial (Alpine Essentials, LLC - 850 Commercial). Ms. Brenda Woodward explained the addition of two owners. MOTION (Padgett, Farr) to approve the report of change as presented. Roll call vote – aye 7; nay 0. Motion passed.
2. Report of Change - Modification of Premises (Alpine Essentials, LLC - 850 Commercial). Ms. Brenda Woodward reviewed the slight modification to reposition a wall. Collins noted that all required documents are in order. A public member inquired if premises means interior or exterior – noted the premises is for interior changes only. MOTION (Stuth, Farr) to approve the modification of premises. Roll call vote – aye 7; nay 0. Motion passed.
3. Report of Change - Modification of Premises (Palmer Lake Wellness - Hwy 105). Mr. Dino Salvatori described the modifications including camera placement per State requirements. No questions were made by the public. MOTION (Farr, Stuth) to approve the modification of premises. Roll call vote – aye 7; nay 0. Motion passed.

Mayor Havenar convened the regular meeting.

#### **Pledge of Allegiance**

**Roll Call.** Present: Trustees Karen Stuth, Shana Ball, Kevin Dreher, Jessica Farr, Sam Padgett, Dennis Stern, and Mayor Glant Havenar.

#### **Business Items**

4. Consideration of Public Display (Artist Banner). Ms. Jina Brenneman and Amy Hutson presented the request from the Palmer Lake Arts Council to create a committee for promotion of arts and reviewed the process to choose and highlight artists. This is proposed with a banner that the Arts Council will purchase and display in parking areas on the west side of the lake and possibly the east side. Discussion took place about the east side parking being El Paso County Park/Recreation property. Trustee Stuth suggested the town hall area. Mayor Havenar mentioned the possible use of old gaslight lamps still with the PLHS. All expenses and liability will be on the Arts Council, with some assistance to install the banners, approximately changing every six months. Public member Larry Ennenga inquired about the banner style and that it withstands the winds we experience. Mr. Dino Salvatori offered a

contact for the banners. Mr. Bill Dandino suggested the review of the town sign code include review of subject of banner matter. MOTION (Stuth, Padgett) to approve the public display of artist banners as presented. Roll call vote – aye 7; nay 0. Motion passed.

5. Resolution 59-2022 to Approve the Water Line Easement at Elephant Rock Property. Attorney Krob spoke to item 5 and 6, suggesting that the easements become part of the lease agreement for elephant rock property and, at the time of a sale, establish with property owner to be filed.

6. Resolution 60-2022 to Approve Utility Easement at Elephant Rock Property. Addressed above.

#### Public Comment

Mr. Larry E inquired about the water line along Hwy 105, hydrants and his accessibility to water. The Town of Monument water line project was noted. Fire will consider a review of his residence.

Mr. Matt Stephen inquired about privacy fence (screening) at the Hayco location, the PVC pipe and the downed fence at the back of the Fletchers property. Follow up with code enforcement will take place. Collins will inform resident and Board members. Mr. Stephen also mentioned there are old banner brackets on poles on Hwy 105. He cautioned the Board members about municipal water use at elephant rock with increased need (potential high level of use).

Ms. Melissa Woodward agreed on the down fence behind the Fletchers building.

Mr. Jeff Zearfoss encouraged the Board members to consider one master lease to move forward and they will coordinate with Willans for a sublease.

**Board Reports.** Trustee Stuth shared a citizen call/idea for the star – to create a “star watch” button on the town website to request a lighting, see when/why it is on. Trustee Stern addressed Chief Vincent about the light repaired and Chief Vincent stated the Firefighter Association is responsible for the care of the star, and there was a wiring issue they were awaiting a part for. The star is on and shining bright. Mayor Havenar reviewed the letters to Santa and upcoming events – cookie exchange at Journey’s End, Sunday night candlelight yoga at Town Hall, and shared the reading with second graders.


#### Next Meeting (1/5 Board Training and 1/12 Meeting) and Future Items

**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) – Fire IGA; elephant rock property lease; Hwy 105 property offer; possible annexation; water service request – MOTION (Farr, Ball) to convene to executive session at 5:46 PM. Roll call vote – aye 7; nay 0. Motion passed.

**Reconvene to Open Session.** MOTION (Padgett, Farr) to reconvene to open session at 7:19 PM. Roll call vote – aye 7; nay 0. Motion passed.

**Adjourn.** MOTION (Dreher, Ball) to adjourn at 7:20 PM. Motion passed.

  
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Mayor Glant Havenar

  
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ATTEST: Dawn A. Collins, Town Clerk