



## **BOARD OF TRUSTEES MEETING**

**Thursday, May 25, 2023 at 6:00 PM**

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

**\* LIVE STREAM available at 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.*

#### **Call to Order**

#### **Pledge of Allegiance**

#### **Roll Call**

#### **Presentations**

- [1.](#) Proposal for Elephant Rock - Star View Ranch Event Venue

#### **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.*

- [2.](#) Minutes from May 11, 2023 Meeting
- [3.](#) Financials (April)

#### **Staff/Department Reports**

4. Attorney
5. Administrator/Clerk

#### **Business Items**

- [6.](#) Special Event Application - PPLD Story Time (6/8)
- [7.](#) Special Event Application - PLHS Father's Day Ice Cream Social (6/18)
- [8.](#) Special Event Application - Arts Council Presents Shakespeare in the Park (6/24)
- [9.](#) Resolution 41-2023 to Extend Temporary Conditional Use (Hwy 105, Diacut/Hayco)
- [10.](#) Resolution 42-2023 to Authorize Agreement to Repair Town Parking Area
- [11.](#) Direction for Possible Tenant Use of Elephant Rock Premises

- [12.](#) Direction Relating to Personal Property on Elephant Rock Premises and Securing Structures
- [13.](#) Review/Direction for Concerns Relating to the New Trail Along Kent ROW
- [14.](#) Direction to Explore New Arapahoe Well
- [15.](#) Consider Amending Emergency Ordinance 2018 Relating to Water System
- [16.](#) Consider Participation with CDBG (El Paso County Economic Development)
- [17.](#) Consider Zoning for Healing Centers (Psychedelics)

**Public Comment**

*Public comments are encouraged to be emailed to the Town office at [info@palmerlake.org](mailto:info@palmerlake.org) with subject line of Public Comment (48 hour prior to meeting) and shall be announced, distributed, and addressed at the meeting. Otherwise, please step to the microphone, state your name and address for the record and address the Board on matters not on the agenda. Please note that the Board will not take action on your concern but may refer it to staff and/or to a future meeting agenda. Public members are allowed up to 3 minutes for comments. Thank you!*

**Board Reports****Next Meeting (June 7 workshop; June 8 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) – ER property lease; Fire IGA; possible annexation (Ben Lomand property).*

**Reconvene to Open Session****Adjourn**

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**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.

## Operators Overview

Business partners Franco Pisani and Lindsey Truitt will operate Star View Ranch. Franco is an award winning, local chef who is known for blending traditional family recipes and the freshest seasonal ingredients to create contemporary Italian culinary concepts. His passion for food was passed down from his mother. After attending culinary school, Chef Franco opened Paravicini's Italian Bistro, now a local landmark, in 2003. In 2017, Franco opened Ristorante di Sopra which is located above Paravicini's.

Where Paravicini's is today, once was a vacant, forgotten corner at the end of Colorado Avenue. With Franco's influence, it is now a busy intersection with new businesses opening and thriving. Franco has spent the last 20 years contributing to the success of Old Colorado City. He sat as the president of the Old Colorado City Association for six years and continues to support the growth of his local community.

Franco's love affair with Palmer Lake started in 1997 when he first moved to Colorado Springs. He became the executive chef at The Villa at Palmer Lake and was able to establish his roots by making lots of friends and connections. He soon moved to the position of food and beverage director of The Woodmoor Country Club where he was able to continue to grow and maintain these connections. In 2008 Jeff Hulsmann presented Franco with an offer he couldn't refuse, and Franco went back to The Villa at Palmer Lake. Franco took this opportunity and opened La Zingara which he operated for three years before selling it. Recently another old connection from the Tri-Lakes area reached out knowing that Franco had a desire to open an event center and that is what brings him back to the Town of Palmer Lake once again.

Lindsey is a Colorado Springs native who has worked as an event coordinator for over ten years. Her experience as an event coordinator has given her the ability to manage all types of clients and events. Lindsey understands the unique challenges each client brings, and her customer service skills combined with her organization make her a perfect fit for the job. Over the years, Franco and Lindsey have attended numerous corporate galas, non-profit fundraiser galas, and weddings. They noticed all the key components required to have a highly sought after event venue. Star View Ranch gives Franco and Lindsey the perfect space to build their event venue that provides all the required ambience for a memorable event.

## **Renovation, Restoration and Preservation Plans**

### **Phase one**

With the main building (building C on the main plan) as phase one the bread and butter of the operation, we will be going in with a team and work as hard as we can to shine her up before next wedding season and bring in new HVAC abandon the boilers, plumbing disconnect building two (building D on the main plan) and fix building one, roofing on both buildings, flooring patch holes and run new wide plank floors throughout, bathrooms freshened up, decking, gravel driveways and parking fix the office Building E on the plan

### **Phase two**

Tackle Building D plans to come move buildings A and B

### **Financial Benefits**

Our venue will provide to the town of Palmer Lake with tax revenue. We will be committed to a minimum of \$30,000 a year after our first year of operation, if we do not meet the minimum, we will write a check for the difference at the end of the year. But based on some projections It can be a over six figures a year in tax revenue for the town, will collaborate with the committee for a long-term lease with a first right of refusal if the town ever decides to sell.

### **Business Overview**

Star View Ranch is a proposed full-service, for-profit event venue located in the heart of Palmer Lake. The Ranch will offer a unique, sophisticated venue with a rustic touch to our clients for

their events. Nestled in the pines, the natural scenery combined with the spectacular sunset of Colorado will make Star View Ranch the premier destination for weddings, bridal and baby showers, reunions, holiday parties, repasts, retirement ceremonies, family events, and corporate events and galas.

Star View Ranch is excited to work in conjunction with the Town of Palmer Lake, and Richard and Lindsay Willans with EcoSpa to develop the site in a manner that aligns with the Town of Palmer Lake's master plan. With our intended use of the property, our plan will have minimum impact on the land and our surroundings. We will also work closely with event coordinators, decorators, staff, and vendors to provide a clean, accessible, and affordable facility that has a positive impact in the community.



## **Venue Description**

Star View Ranch is a highly adaptable property. It is a unique destination that proudly holds a lot of potential. We will focus on the preservation and revitalization of what already exists. Our work on the site will begin with the main building as phase one. Here we will start by bringing the existing structure back to code and improving on the building's rustic charm. The interior of The Ranch will include a full-service catering kitchen, restrooms, food service area, storage closet and an open floor space that can be configured into various layouts. With the ability to serve alcohol (beer, wine, and spirits) on the premises, we plan to also include a bar.

The venue will offer technology capabilities with high quality AV equipment and Wi-Fi access. The event center would only be open when there is an event scheduled, for tours and in-person reservations. Live entertainment associated with some of the privately catered events, (weddings, birthday parties, etc.) would consist of deejays, musicians, vocalists, etc. Keeping the community in mind, all exterior doors will be kept closed when amplified or live music is being played at The Ranch. To ensure that noise is kept to a minimum all events will end by 10 pm. Phase two will begin with work on the side of the main building with the addition of a second event space. Phase two will also focus on relocating the additional lower structures to the south of the main building.

## **Service Offerings**

The following are examples of the services Star View Ranch will be able to offer its clients:

- Three different event spaces to choose from
- Two different ceremony sites
- Ample parking
- Onsite full-service catering
- Audio/visual equipment
- Recommendations for pastry, floral, and DJ services
- Elegant and classy decor for any event
- An adequate supply of tables, chairs, and linens for any event
- A highly qualified and experienced team of event coordinators

**Conclusion**

The Star View Ranch is a good fit for the Town of Palmer Lake's master plan. We are excited to hear your decision to move forward with us.



## BOARD OF TRUSTEES MEETING Thursday, May 11, 2023 at 6:00 PM

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

### MINUTES

**Call to Order.** Mayor Havenar called the licensing authority to order at 6:02 pm. Present: Mayor Glant Havenar; Trustees Nick Ehrhardt, Shana Ball, Kevin Dreher, Jessica Farr, Sam Padgett, Dennis Stern.

1. Transfer Liquor License (Sassafras and Maple Restaurant Hospitality Ltd) dba Bella Panini. Mr. Imran Cooper was present to speak to the requested transfer of the liquor license for the Bella Panini restaurant. Deputy Town Clerk Julia Stambaugh reviewed the summary of the application in good order. Mayor Havenar inquired about his background managing a licensed establishment and Mr. Cooper spoke to his experience. MOTION (Farr, Padgett) to approve the transfer of the liquor license to Sassafras and Maple Restaurant Hospitality. Roll call vote – aye 7; nay 0. Motion passed.

**Pledge of Allegiance.** Mayor Havenar invited Mr. Cooper to lead the pledge.

**Roll Call.** All members present. Trustee Padgett stepped away momentarily.

#### Consent Agenda

MOTION (Farr, Dreher) to approve the consent agenda including 2) Minutes from April 27, 2023 Meeting. Roll call vote – aye 6; nay 0. Motion passed.

#### Staff/Department Reports

3) Water; 4) Public Works including Roads & Park Maintenance – reports in packet.

5. Police. Sgt Lundy handed out an application for a new citizen's academy hosted by PLPD. It will be a seven-week course on Wednesday evening beginning June 14. He explained the academy and invited board and public members to apply for participation.

6. Fire. Chief Vincent reported that Lt Bill Berry was deployed and provided a status of new equipment for the department.

7) Administration; 8) Attorney

9. Administrator/Clerk. Collins mentioned that Public Works will receive additional dirt to fill near the lake area. It was reported that the notices and flagging of the new trail was completed and public comments are received and will be assembled for any Board consideration. Staff will be gathering quotes to repair the town square parking area this summer. Outdoor projects are gearing up and Collins noted that a raw water tank on skid B at the plant required replacement at a cost of approximately \$35,000. Water projects will be limited to the distribution replacement and treatment technology upgrades funded by ARP. Collins reviewed a meeting with DOLA rep, Todd Leopold, accepting a request letter for energy impact funds for the planning of the critical issues in the land use code and the eligibility for additional funding. Staff will follow up on the details for grant options.

The sign code status was noted in progress and the elephant rock master plan kickoff meeting is rescheduled to June 14 at 1p at Town Hall.

### Business Items

Trustee Nick Ehrhardt exited the meeting for the first four items being that he is the son of the applicant.

10. Resolution 36-2023 to Approve Residential Well Agreement, 814 Meadow (ERock). Collins provided the background of the prior Board allowing Mr. Ehrhardt to apply for residential well permits prior to the submittal of a land use application in 2022. Mayor Havenar explained the small area of lots to dig and drill wells and confirmed each resolution should be considered separately. MOTION (Dreher, Farr) to approve Resolution 36-2023 for 814 Meadow. Roll call vote – aye 6; nay 0; abstain 1 (Ehrhardt). Motion passed. Mr. Scott Dontanville inquired about the well agreements.

11. Resolution 37-2023 to Approve Residential Well Agreement, 824 Meadow (ERock). MOTION (Ball, Farr) to approve Resolution 37-2023 for 824 Meadow. Roll call vote – aye 6; nay 0; abstain 1 (Ehrhardt). Motion passed.

12. Resolution 38-2023 to Approve Residential Well Agreement, 826 Meadow (ERock). MOTION (Dreher, Stern) to approve Resolution 38-2023 for 826 Meadow. Roll call vote – aye 6; nay 0; abstain 1 (Ehrhardt). Motion passed.

13. Resolution 39-2023 to Approve Residential Well Agreement, 828 Meadow (ERock). MOTION (Farr, Padgett) to approve Resolution 39-2023 for 828 Meadow. Roll call vote – aye 6; nay 0; abstain 1 (Ehrhardt). Motion passed.

14. Resolution 40-2023 to Accept Quote and Authorize Service Agreement for Roadway Improvement. Collins explained the request for four quotes, receipt of three provided in the packet, and the recommended award to Schmidt Construction along with the added work to improve the mill and overlay of Spring St and the added areas to use the entire portion of the \$200,000 stimulus for maintenance. Discussion of the improvement areas took place. MOTION (Farr, Ball) to approve Resolution 40-2023 to accept and award the project to Schmidt Construction as presented. Roll call vote – aye 7; nay 0. Motion passed.

15. Consider Endorsement of Nomination of Mayor Havenar for CML Executive Board Position. Mayor Havenar expressed her interest to serve on the CML Board with the new legislation going on. MOTION (Stern, Ball) to nominate Mayor Havenar to the CML executive board position. Roll call vote – aye 6; nay 0; abstain 1 (Havenar). Motion passed. Mayor will apply for the position.

16. Direction on Water System Improvement Projects as Presented by GMS, PER for the Town Water System. Discussion took place with GMS representative Mark Morton about the two priority water projects. Trustee Padgett inquired about the estimated increase since the study and Mark suggested roughly 5-10% for costs. Members agreed that both Priority 1 and 2 should be pursued for the future of the water system. MOTION (Dreher, Padgett) to draft the scope of projects to pursue appropriate funding for Priority 1 and 2 as presented in the PER study. Roll call vote – aye 7; nay 0. Motion passed.

17. Review / Direction for Water Analysis Study RE: Capital Improvement. Trustee Stern invited Mr. Roger Moseley to present his response to a question about what to consider for water rates. Mr. Moseley offered his summary of water fund issues and suggestions for the Board to consider for the rate analysis and reviewed a sample model for modified tiers for usage fees. Collins identified that the analysis includes possible new meters which will be as accurate as Mr. Moseley suggested. She also confirmed the feedback provided to Mr. Chris Brandewie to complete a final version for the Board to consider. Discussion took place about average customer usage as well as tier levels.

18. Direction on Drainage Improvement as Presented by GMS in the High Street Study. Trustee Ball inquired about the life of the drainage improvement alternative 3 identified and GMS, Mark Morton, explained that, with

maintenance, the concrete structures should last for decades. Discussion took place about the first step to set up an enterprise fund, noting that it will require a year of set up and audit before application for funds may take place. It was agreed that the fund is necessary to seek funding options for the improvement project. MOTION (Ball, Dreher) to pursue alternative 3 of the drainage report. Roll call vote – aye 6; nay 1 (Farr). Motion passed. Board members further directed to have enterprise fund information presented to them.

19. Review / Direction for Concept Submittals for the Elephant Rock Property. Discussion took place generally about the possibilities and preservation of the property. Members shared opinions on the different proposals received. Mr. Franco Pisani and Ms Lindsey Truitt addressed Trustee Stern’s questions about the amount of improvement he needs on the main building to function. Franco offered his background and initial concept plans for the main building area. He also suggested auctioning the personal property on-site and giving the proceeds to the town. Discussion took place about how to direct the various concepts. It was agreed to identify those the Board want more details about. MOTION (Dreher, Farr) to hear more from Paravicini and Joy on the Rock including financial data and provide each access to assemble a presentation at the next meeting on May 25. Roll call vote – aye 7; nay 0. Motion passed. It was further directed that staff notify the other eight that these two concepts will be considered.

**Public Comment.** None.

**Board Reports.** Trustee Farr thanked Parks members for work marking the trail and expressed gratitude for neighbors working with the plan. Trustee Ball checked on the new Fire equipment and looks forward to the use. Mayor Havenar stated she attended PPACG and was happy to see the update on the SB-2313 land use bill dead for now. She also reviewed the ride along she had with Officer Wagner on commercial vehicle checks.

**Next Meeting and Future Items.** Next meeting is May 25.

**Convene to Executive Session.** MOTION (Padgett, Dreher) to convene to executive session at 8 pm, 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) – lease terms for ER property; possible annexation (Ben Lomand). Roll call vote – aye 7; nay 0. Motion passed.

**Reconvene to Open Session.** MOTION (Padgett, Stern) to reconvene to open session at 8:24 pm. Roll call vote – aye 7; nay 0. Motion passed.

**Adjourn.** MOTION (Padgett, Stern) to adjourn at 8:25 pm. Motion passed.

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Mayor Glant Havenar

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ATTEST: Dawn A. Collins, Town Clerk

**TOWN OF PALMER LAKE**  
**Financial Statements**  
**April 2023**  
**Unaudited**



# CASH POSITION

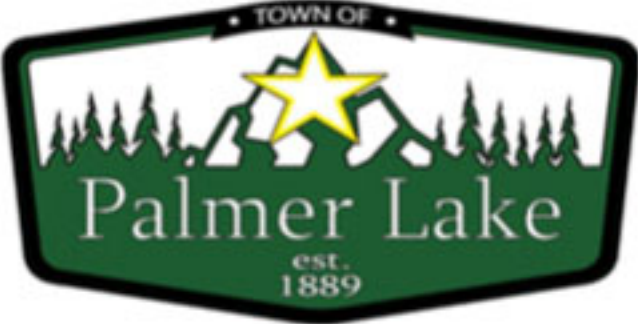
April 30, 2023



<b>TOWN OF PALMER LAKE</b>				
<b>Schedule of Cash Position</b>				
<b>April 30, 2023</b>				
<b>FINANCIAL INSTITUTION</b>	<b>TYPE OF ACCOUNT</b>	<b>CHECKING / SAVINGS</b>	<b>BANK RATE</b>	<b>BALANCE</b>
<b>OPERATING FUNDS:</b>				
Community Banks of CO	General Fund Operating	Checking	n/a	\$ 973,528
<i>* Restricted - Operating Reserve - 3 months (\$582,475)</i>				
Community Banks of CO	Water Fund Operating	Checking	n/a	\$ 1,158,919
<i>* Restricted - Operating Reserve - 3 months (\$236,018)</i>				
Colorado Trust (ColoTrust)	General Fund	Savings	5.03%	\$ 1,446,658
<b>Subtotal - Operating Funds</b>				<b>\$ 3,579,104</b>
<b>RESTRICTED FUNDS:</b>				
Colorado Trust (ColoTrust)	Water Reserve 2010	Savings	5.03%	\$ 184,275
Colorado Trust (ColoTrust)	Water Loan Reserve	Savings	5.03%	\$ 204,149
Colorado Trust (ColoTrust)	Water Savings	Savings	5.03%	\$ 204,783
Colorado Trust (ColoTrust)	Police CIP Reserve	Savings	5.03%	\$ 7
Colorado Trust (ColoTrust)	Fire CIP Reserve	Savings	5.03%	\$ 61,483
Colorado Trust (ColoTrust)	CTF Reserve	Savings	5.03%	\$ 27,997
Colorado Trust (ColoTrust)	Roads CIP Reserve	Savings	5.03%	\$ 10,239
<b>Subtotal - Restricted Funds</b>				<b>\$ 692,933</b>
<b>TOTAL</b>				<b>\$ 4,272,037</b>



**GENERAL FUND**  
**April 2023**



# TOWN OF PALMER LAKE

Item 3.

## SCHEDULE OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL GENERAL FUND For the Four Months Ended April 30, 2023 UNAUDITED

	2023 Adopted Budget	Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 33%)
<b>REVENUE</b>				
Taxes	\$ 3,664,377	\$ 835,056	\$ (2,829,321)	23%
Fees and Licenses	261,435	91,616	(169,819)	35%
Intergovernmental	6,000	3,193	(2,807)	53%
Fines	90,000	17,322	(72,678)	19%
Interest income	43,000	23,750	(19,250)	55%
Departmental	49,500	13,049	(36,451)	26%
Grants and Donations	395,182	56,938	(338,244)	14%
Miscellaneous income	117,200	67,729	(49,471)	58%
Total Revenue	\$ 4,626,694	\$ 1,108,653	\$ (3,518,041)	24%
<b>EXPENDITURES</b>				
General and Administrative				
Salaries and Benefits	\$ 274,996	\$ 71,652	\$ 203,344	26%
Professional Services	305,475	37,082	268,393	12%
General Administration	585,317	108,069	477,248	18%
Total General and Administrative	\$ 1,165,788	\$ 216,803	\$ 948,985	19%
Police Department				
Salaries and Benefits	\$ 781,175	\$ 178,784	\$ 602,391	23%
Professional Services	-	-	-	0%
General Administration	122,399	19,490	102,909	16%
Total Police Department	\$ 903,574	\$ 198,274	\$ 705,300	22%
Fire Department				
Salaries and Benefits	\$ 867,644	\$ 160,647	\$ 706,997	19%
Professional Services	-	-	-	0%
General Administration	289,420	13,145	276,275	5%
Total Fire Department	\$ 1,157,064	\$ 173,792	\$ 983,272	15%
Public Works Department - Roads				
Salaries and Benefits	\$ 315,186	\$ 62,606	\$ 252,580	20%
Professional Services	30,000	2,825	27,175	9%
General Administration	622,861	23,744	599,117	4%
Total Roads Department	\$ 968,047	\$ 89,175	\$ 878,872	9%
Public Works Department - Parks				
General Administration	\$ 37,040	\$ 4,885	\$ 32,155	13%
Total Parks Department	\$ 37,040	\$ 4,885	\$ 32,155	13%
Grants & Donations				
	\$ 395,182	\$ 13,161	\$ 382,021	3%
Total Expenditures	\$ 4,626,694	\$ 696,090	\$ 3,930,605	15%
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>				
	\$ -	\$ 412,563	\$ 412,564	
<b>FUNDS BALANCE - BEGINNING OF YEAR - estimated</b>				
		\$ 2,997,181		
<b>FUNDS BALANCE - END OF YEAR</b>				
		\$ 3,409,744		
<b>Less:</b>				
Restricted:				
Operating Reserve - 3 months		(582,475)	<i>Note 1</i>	
Fire and Roads - CIP Reserve		(71,722)		
<b>FUNDS AVAILABLE - END OF YEAR - Unrestricted</b>				
		\$ 2,755,547		

*Note 1: A 12 Month Operating Reserve would be Optimum*

# WATER ENTERPRISE FUND

## April 2023



# TOWN OF PALMER LAKE

## SCHEDULE OF REVENUE, EXPENDITURES AND CHANGES IN FUNDS AVAILABLE - BUDGET AND ACTUAL WATER ENTERPRISE FUND For the Four Months Ended April 30, 2023 UNAUDITED

	2023 Adopted Budget	Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 33%)
<b>REVENUE</b>				
Water Revenue	\$ 1,156,000	\$ 367,320	\$ (788,680)	32%
Water Fees	55,000	18,628	(36,372)	34%
Water Taps	100,000	8,271	(91,729)	8%
Late Fees/ Service Fees	14,000	6,098	(7,902)	44%
Water Meters	3,000	650	(2,350)	22%
ARP Funds	259,238	26,019	(233,219)	10%
Interest	14,000	9,277	(4,723)	66%
Miscellaneous	10,200	730	(9,470)	7%
Total Revenue	<u>\$ 1,611,438</u>	<u>\$ 436,993</u>	<u>\$ (1,174,445)</u>	<u>27%</u>
<b>EXPENDITURES</b>				
Salaries and Benefits	\$ 562,906	\$ 122,300	\$ 440,606	22%
Professional Services	183,225	28,990	154,235	16%
Administrative	200,570	61,325	139,245	31%
Operations	222,270	27,527	194,743	12%
Capital	259,238	26,019	233,219	10%
Debt Service	183,229	86,570	96,659	47%
Total Expenditures	<u>\$ 1,611,438</u>	<u>\$ 352,731</u>	<u>\$ 1,258,707</u>	<u>22%</u>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<u>\$ -</u>	<u>\$ 84,262</u>	<u>\$ 84,262</u>	
<b>FUNDS AVAILABLE - BEGINNING OF YEAR -estimated</b>		<u>\$ 818,331</u>		
<b>FUNDS AVAILABLE - END OF YEAR</b>		<u>\$ 902,593</u>		
<b>Less:</b>				
Restricted:				
Operating Reserve - 3 months (CWR&PDA Loan Requirement)		(236,018)	<i>Note 1</i>	
Water Loan Reserve		(204,149)		
Water Reserve - 2010		<u>(184,275)</u>		
<b>FUNDS AVAILABLE - END OF YEAR - Unrestricted</b>		<u><u>\$ 278,151</u></u>		

*Note 1: A 12 Month Operating Reserve would be Optimum*

# CONSERVATION TRUST FUND

April 2023



# TOWN OF PALMER LAKE

## STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL CONSERVATION TRUST FUND For the Four Months Ended April 30, 2023 UNAUDITED

	2023 Adopted Budget	Actual	Variance Favorable (Unfavorable)	Percent of Budget (YTD 33%)
<b>REVENUE</b>				
State Shared Revenue	\$ 36,140	\$ 10,966	\$ (25,174)	30%
Interest/Miscellaneous income	400	438	38	110%
<b>Total Revenue</b>	<b>\$ 36,540</b>	<b>\$ 11,404</b>	<b>\$ (25,136)</b>	<b>31%</b>
<b>EXPENDITURES</b>				
Salaries and Benefits	\$ 20,866	\$ -	\$ 20,866	0%
Administrative	15,674	-	15,674	0%
<b>Total Expenditures</b>	<b>\$ 36,540</b>	<b>\$ -</b>	<b>\$ 36,540</b>	<b>0%</b>
<b>NET CHANGE IN FUND BALANCE</b>	<b>\$ -</b>	<b>\$ 11,404</b>	<b>\$ 11,404</b>	
<b>FUND BALANCE - BEGINNING OF YEAR - estimated</b>		<b>\$ 37,610</b>		
<b>FUND BALANCE - END OF YEAR - Restricted</b>		<b>\$ 49,014</b>		

# GRANTS AND DONATIONS

April 2023



# GRANTS & DONATIONS SCHEDULE

*For Information Purposes Only*

Item 3.

4.30.23

Actual

2023  
Budget

## REVENUE

Colo. State Historical Society ADA Door	\$ 42,000	\$ -
Police Donations/ Grants	5,000	5,877
CDOT PL Elementary Road Improvement	145,682	-
Fire Mitigation Grant	-	48,721
CDOT Bridge Rehab	200,000	-
Parks Donations/ Grants	2,500	2,340
Total Revenue	<u>\$ 395,182</u>	<u>\$ 56,938</u>

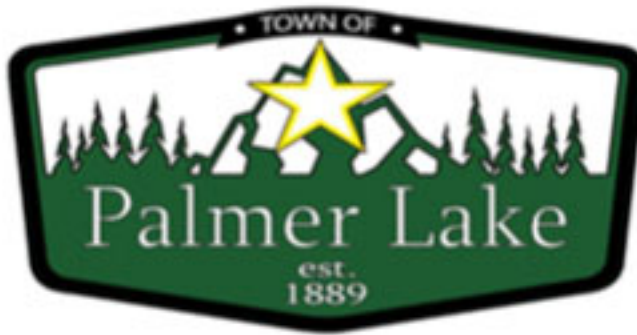
## EXPENDITURES

General Administrative		
Colo. State Historical Society ADA Door	\$ 42,000	\$ -
Total General Administrative Expenditures	<u>\$ 42,000</u>	<u>\$ -</u>
Police Department Expenditures		
Grant Expense	\$ 5,000	\$ 2,400
Total Police Department Expenditures	<u>\$ 5,000</u>	<u>\$ 2,400</u>
Roads Department Expenditures		
CDOT Bridge Rehab	\$ 200,000	\$ -
CDOT PL Elementary Road Improvements	145,682	10,400
Total Roads Department Expenditures	<u>\$ 345,682</u>	<u>\$ 10,400</u>
Parks Department Expenditures		
Parks Committee (donations)	\$ 2,500	\$ 361
Total Parks Department Expenditures	<u>\$ 2,500</u>	<u>\$ 361</u>
Total Expenditures	<u>\$ 395,182</u>	<u>\$ 13,161</u>
<b>REVENUE OVER/(UNDER) EXPENDITURES</b>	<u>\$ -</u>	<u>\$ 43,777</u>



# Check Register

April 2023



Ranges:	From:	To:	From:	To:
Check Number	First	Last	4/1/2023	4/30/2023
Vendor ID	First	Last	Checkbook ID	First
Vendor Name	First	Last		Last

Sorted By: Check Number

\* Voided Checks

Check Number	Vendor ID	Vendor Check Name	Check Date	Checkbook ID	Audit Trail Code	Amount
48805	AMCOBI	AmCobi	4/13/2023	COBANK-CKG 9495	PMCHK00000094	\$3,535.14
48806	AMCOBIIT	AMCOBI	4/13/2023	COBANK-CKG 9495	PMCHK00000094	\$3,761.00
48807	AT&TMOBILITY	AT & T MOBILITY	4/13/2023	COBANK-CKG 9495	PMCHK00000094	\$1,409.44
48808	CENTURYLINK	CENTURYLINK	4/13/2023	COBANK-CKG 9495	PMCHK00000094	\$222.03
48809	COLORADODIVISIO	COLORADO DIVISION OF FIRE PREV	4/13/2023	COBANK-CKG 9495	PMCHK00000094	\$30.00
48810	COREELECTRICCOO	CORE ELECTRIC COOPERATIVE	4/13/2023	COBANK-CKG 9495	PMCHK00000094	\$10,562.04
48811	EMERGENCYNETWOR	EMERGENCY NETWORK SECURITY SYS	4/13/2023	COBANK-CKG 9495	PMCHK00000094	\$30.50
48812	EVANCROCKER	EVAN CROCKER	4/13/2023	COBANK-CKG 9495	PMCHK00000094	\$75.00
48813	HACHCOMPANY	HACH COMPANY	4/13/2023	COBANK-CKG 9495	PMCHK00000094	\$11,108.00
48814	HELLOHOUSEKEEPI	HELLO HOUSEKEEPING	4/13/2023	COBANK-CKG 9495	PMCHK00000094	\$1,200.00
48815	HOMEDEPOTCREDIT	HOME DEPOT CREDIT SERVICES	4/13/2023	COBANK-CKG 9495	PMCHK00000094	\$477.47
48816	MARYRECTALUGO	MARY RECTA-LUGO	4/13/2023	COBANK-CKG 9495	PMCHK00000094	\$75.00
48817	MEYER&SAMS,INC	MEYER & SAMS, INC. DBA GMS, IN	4/13/2023	COBANK-CKG 9495	PMCHK00000094	\$2,365.89
48818	MUNICIPALTREATM	MUNICIPAL TREATMENT EQUIPMENT	4/13/2023	COBANK-CKG 9495	PMCHK00000094	\$148.60
48819	GREASEMONKEY	MY FLEET CENTER	4/13/2023	COBANK-CKG 9495	PMCHK00000094	\$77.11
48820	PAVEMENTREPAIR	PAVEMENT REPAIR & SUPPLIES, IN	4/13/2023	COBANK-CKG 9495	PMCHK00000094	\$1,237.50
48821	RICKAUSMUSTRUCK	RICK AUSMUS TRUCKING	4/13/2023	COBANK-CKG 9495	PMCHK00000094	\$2,212.50
48822	SPRINGSFASTNERC	SPRINGS FASTNER CO.	4/13/2023	COBANK-CKG 9495	PMCHK00000094	\$296.32
48823	STERICYCLE	STERICYCLE, INC.	4/13/2023	COBANK-CKG 9495	PMCHK00000094	\$36.75
48824	T2SYSTEMS	T2 SYSTEMS CANADA INC.	4/13/2023	COBANK-CKG 9495	PMCHK00000094	\$70.00
48825	TNPARKERCONSTRU	TN PARKER CONSTRUCTION	4/13/2023	COBANK-CKG 9495	PMCHK00000094	\$7,243.13
48826	TOTALOFFICE	TOTAL OFFICE	4/13/2023	COBANK-CKG 9495	PMCHK00000094	\$12.05
48827	TRILAKESCHAMBER	TRI-LAKES CHAMBER OF COMMERCE	4/13/2023	COBANK-CKG 9495	PMCHK00000094	\$960.00
48828	TRILAKESPRINTIN	TRI-LAKES PRINTING	4/13/2023	COBANK-CKG 9495	PMCHK00000094	\$243.21
48829	XEROX	XEROX BUSINESS SOLUTIONS SOUTH	4/13/2023	COBANK-CKG 9495	PMCHK00000094	\$1,095.68
48830	MEYER&SAMS,INC	MEYER & SAMS, INC. DBA GMS, IN	4/13/2023	COBANK-CKG 9495	PMCHK00000093	\$5,800.00
48831	ABGROCKYMOUNTAI	ABGRM	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$350.00
48832	AIRGAS	AIRGAS USA, LLC	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$113.38
48833	CENTURYLINK	CENTURYLINK	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$221.01
48834	CHAVEZCONSULTIN	CHAVEZ CONSULTING INC., LLC	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$825.00
48835	CIRSA	CIRSA	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$2,314.63
48836	CITYOFFORTCOLLI	CITY OF FORT COLLINS	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$90.00
48837	COLORADODIVISIO	COLORADO DIVISION OF FIRE PREV	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$150.00
48838	CKT	COMMON KNOWLEDGE TECHNOLOGY	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$2,965.00
48839	COMMUNITYMATTER	COMMUNITY MATTERS INSTITUTE	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$1,698.75
48840	COREANDMAIN	CORE & MAIN LLP	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$76.76
48841	COREELECTRICCOO	CORE ELECTRIC COOPERATIVE	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$8,152.03
48842	DPCINDUSTRIES	DPC INDUSTRIES, INC.	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$70.00
48843	ECS	EMPLOYERS COUNCIL	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$134.25
48844	ESO	ESO SOLUTIONS, INC.	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$208.53
48845	FAC	FROMM & COMPANY LLC	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$5,886.00
48846	GALLS	GALLS, LLC	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$129.06
48847	HILLSFIRE&SPEED	HILL'S FIRE & SPEED SHOP	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$581.02
48848	LUMEN	LEVEL 3 COMMUNICATIONS, LLC	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$548.04
48849	MUNICIPALTREATM	MUNICIPAL TREATMENT EQUIPMENT	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$6,360.00
48850	GREASEMONKEY	MY FLEET CENTER	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$77.11
48851	OREILLY	O'REILLY	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$270.16
48852	OASISLANDSCAPE	OASIS LANDSCAPE & IRRIGATION I	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$986.70
48853	PALMERLAKESANIT	PALMER LAKE SANITATION	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$2,054.78
48854	RAMPARTSUPPLY	RAMPART SUPPLY	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$1,293.22
48855	SAFELITE	SAFELITE FULFILLMENT, INC.	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$190.31
48856	SGS	SGS NORTH AMERICA, INC.	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$1,839.84
48857	T2SYSTEMS	T2 SYSTEMS CANADA INC.	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$70.00
48858	SUPPLYCACHE	THE SUPPLY CACHE	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$28.08
48859	TRILAKESPRINTIN	TRI-LAKES PRINTING	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$178.00
48860	TRILAKESSERVICE	TRI-LAKES SERVICE CENTER	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$1,217.00

\* Voided Checks

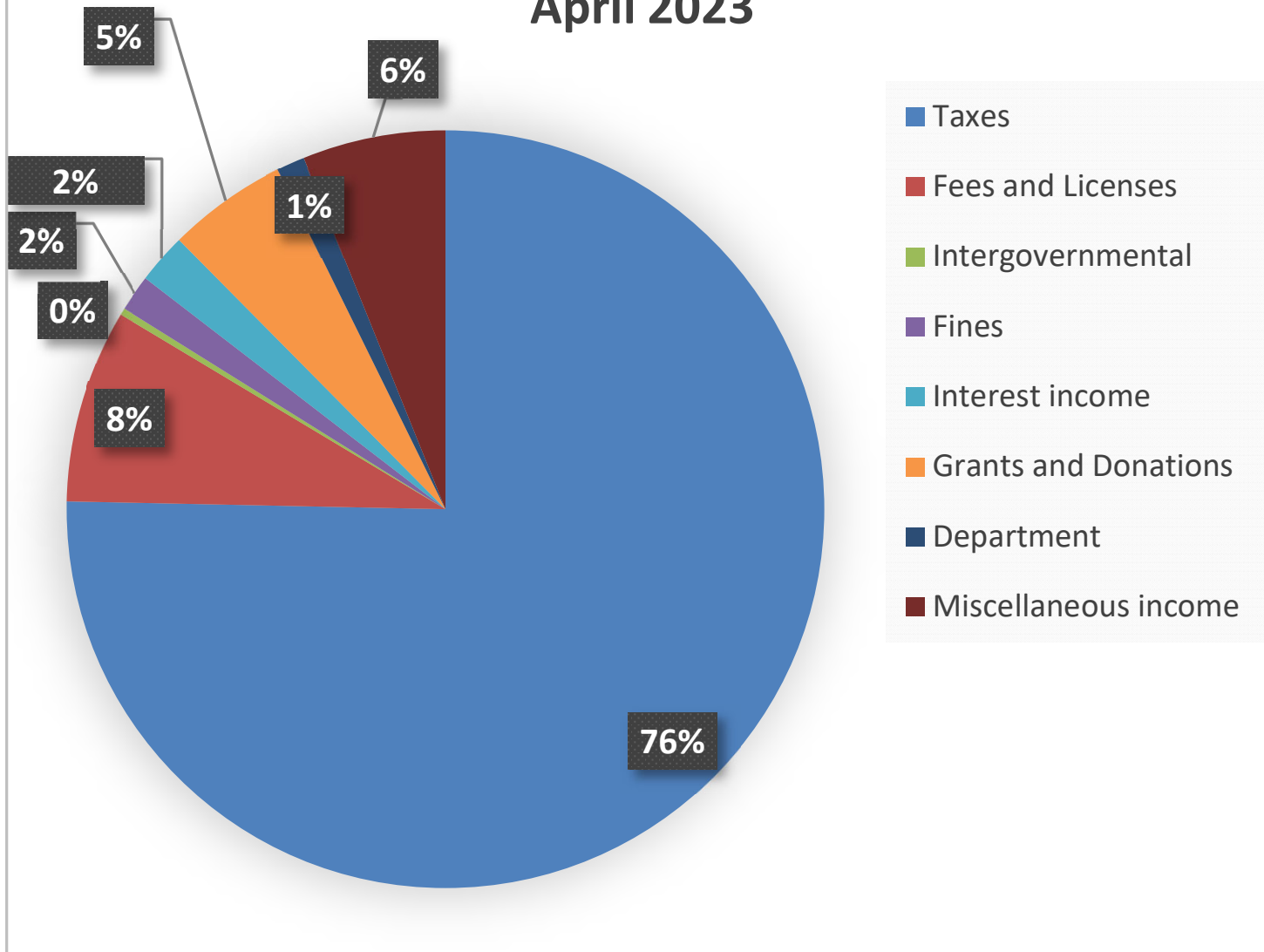
Check Number	Vendor ID	Vendor Check Name	Check Date	Checkbook ID	Audit Trail Code	Amount
48861	UNCC	UTILITY NOTIFICATION CENTER OF	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$32.25
48862	VISUALLABS	VISUAL LABS, INC.	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$11,880.00
48863	WATERRATESBYBRA	WATER RATES BY BRANDEWIE LLC	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$4,800.00
48864	WEARPARTS&EQUIP	Wear Parts & Equipment	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$2,253.08
48865	XEROX	XEROX BUSINESS SOLUTIONS SOUTH	4/28/2023	COBANK-CKG 9495	PMCHK00000095	\$66.91
Total Checks: 61						Total Amount of Checks: \$112,396.93

# CHARTS

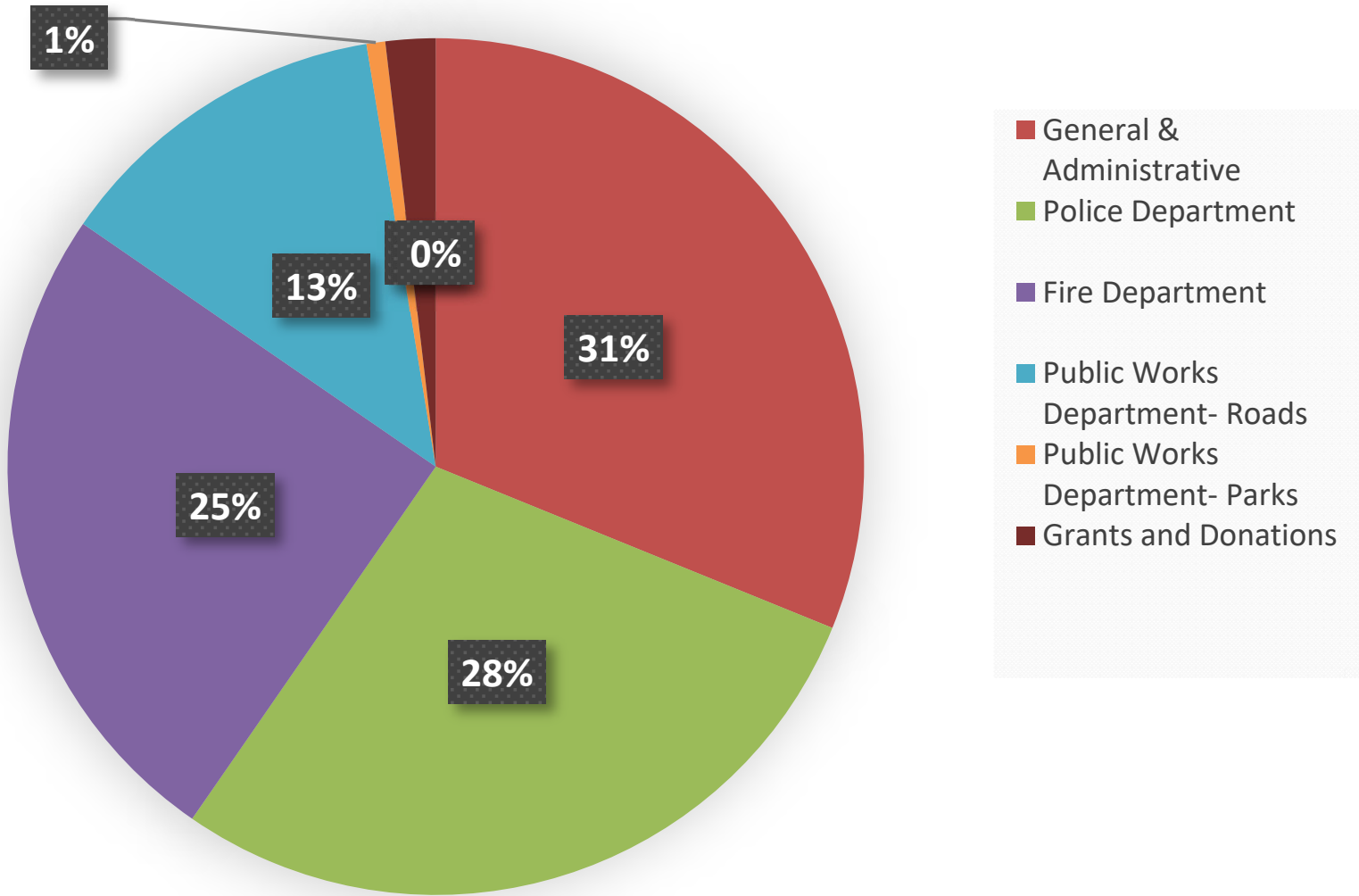
## April 2023



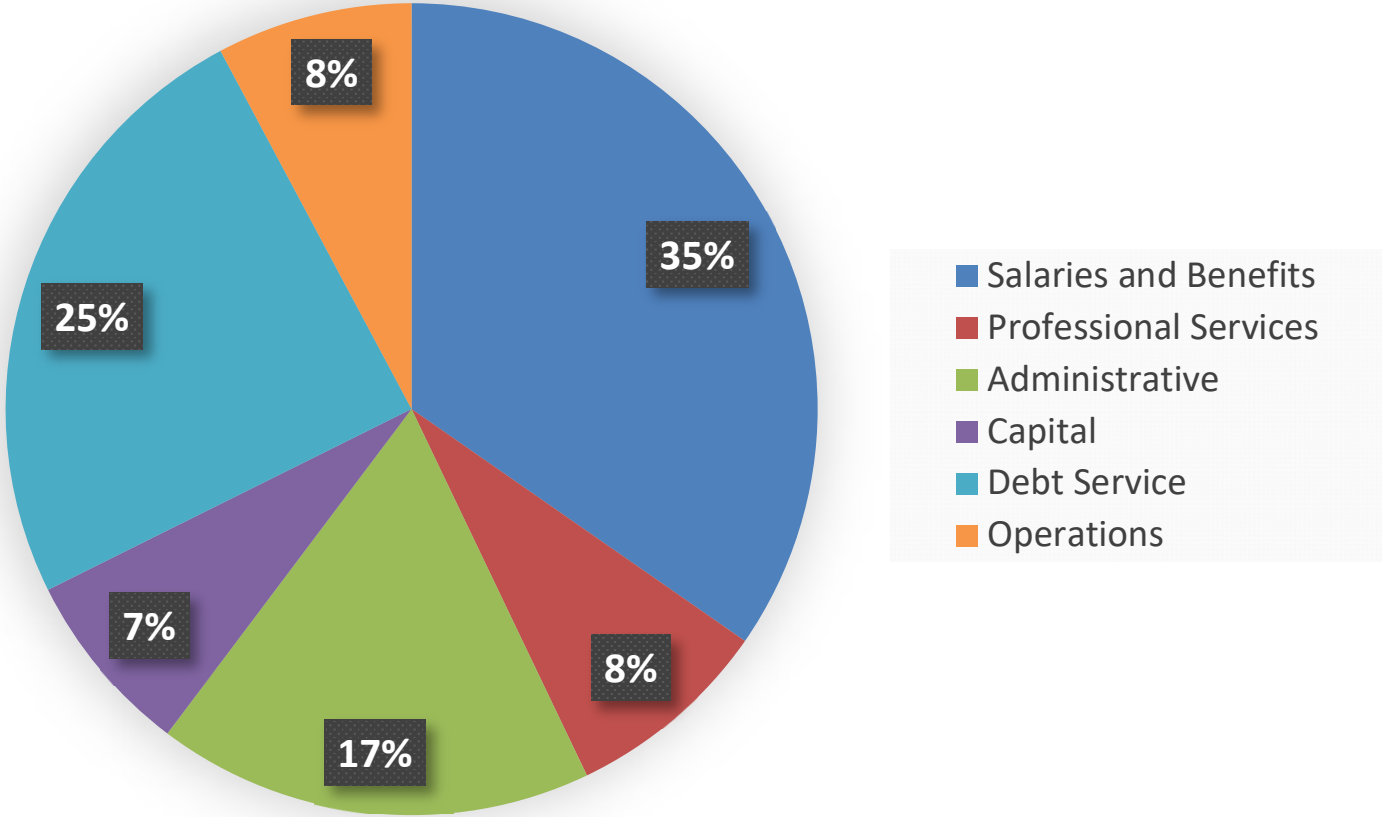
# General Fund Revenue Breakdown April 2023

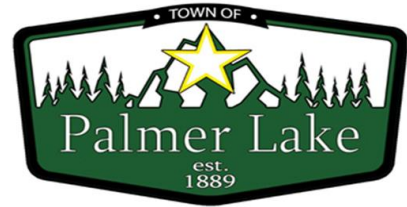


# General Fund Expenditure Breakdown April 2023



# Water Enterprise Fund Expenditure Breakdown April 2023





Item 6.

**TOWN OF PALMER LAKE  
BOARD OF TRUSTEES - MEMO SUMMARY**

<b>DATE:</b> May 25, 2023	<b>ITEM NO.</b>	<b>SUBJECT:</b> SPECIAL EVENT APPLICATION – Pikes Peak Library District presents Summer Fun: <i>Dogs In The Wild</i> Story Time
<b>Presented by:</b> Deputy Clerk Julia Stambaugh		

**Recommended Action**

To approve the event to take place at the Village Green as presented and endorsed by Staff.

**Background**

The Pikes Peak Library District will host Summer Fun on the Village Green. Denise Gard, a professional dog trainer, will bring her dogs to help her tell the story of *Dogs In The Wild*. On Thursday, June 8, 2023 at 10AM – 12:30PM. Bring a lawn chair or a picnic blanket, and settle in for an adventure.

“Join Denise Gard’s famous Border Collies as they camp under the stars. Will Kira end up lost? Will Joey rescue her? Learn how to co-exist with wild animals while hiking and camping with your dogs. Discover how we’re all together in nature - animals and humans - in this epic adventure full of dog tricks!”

<https://ppld.librarymarket.com/summer-fun-dogs-wild-1>

Denise Gard – Story Creations:

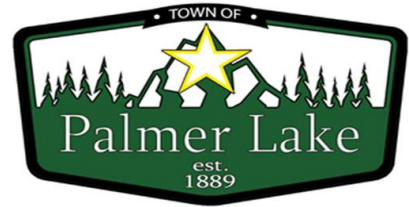
<https://www.storycreations.org/>

<https://www.youtube.com/@storycreations>

Staff met with the event coordinators and are satisfied with the precautions taken by Denis Gard to control her dogs. The Staff has no issues with this event.

This non-profit event has requested a waiver of the application fee of \$100.





Item 7.

**TOWN OF PALMER LAKE  
BOARD OF TRUSTEES - MEMO SUMMARY**

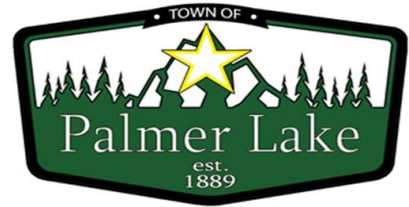
<b>DATE:</b> May 25, 2023	<b>ITEM NO.</b>	<b>SUBJECT:</b> SPECIAL EVENT
<b>Presented by:</b> Deputy Clerk Julia Stambaugh		Palmer Lake Historical Society – Annual Father’s Day Ice Cream Social

**Background**

The Palmer Lake Historical Society will host its annual Father’s Day Ice Cream Social on June 18, 2023 at the Town Hall and on the Village Green from 2PM – 4PM.

This is a free community ice cream social, where volunteers will be serving ice cream and pie. There will also be live music for the crowd’s enjoyment. They are anticipating ~100 people. Please remember to bring a lawn chair or a picnic blanket as you gather on the lawn at the Village Green.

Staff met with the event coordinators and endorsed this wonderful tradition.



Item 8.

**TOWN OF PALMER LAKE  
BOARD OF TRUSTEES - MEMO SUMMARY**

<b>DATE:</b> May 25, 2023	<b>ITEM NO.</b>	<b>SUBJECT:</b> SPECIAL EVENT APPLICATION – Palmer Lake Arts Council presents: Shakespeare In The Park
<b>Presented by:</b> Deputy Clerk Julia Stambaugh		

**Recommended Action**

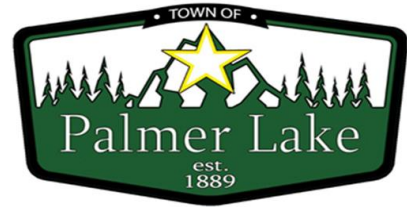
To approve the event to take place at the Town Hall on the Village Green as presented and endorsed by Staff.

**Background**

The Palmer Lake Arts Council will host Shakespeare In The Park, a theatre event brought to you by Theatreworks. The play will be an “outside round event” on the Village Green, which is free to the community. There will be two shows on June 24, 2023 at 1:00PM and 5:00PM. Please remember to bring a lawn chair or picnic blanket.

They anticipate approximately 100 people across both shows. They will need to setup and practice starting at 10AM. Staff met with the event coordinators and see no issues with this event.

This non-profit event has requested a waiver of the application fee of \$100.



**TOWN OF PALMER LAKE  
BOARD OF TRUSTEES - AGENDA MEMO**

<b>DATE:</b> May 25, 2023	<b>ITEM NO.</b>	<b>SUBJECT:</b> Resolution to Extend a Temporary Conditional Use (Diacut-Hayco, Hwy 105)
<b>Presented by:</b> Town Administrator /Clerk		

The temporary conditional use was issued for one year in 2022 with a condition that the landowner return to the Planning Commission if additional time is required. Below is the request as it took place at the Planning Commission meeting on 5/17.

*Consider Recommendation to Extend Temporary Conditional Use, 773 Highway 105 (Diacut / Hayco) – The property owner, Bruno Furrer of Diacut, requested an extension for the temporary conditional use of the property on behalf of tenant Hayco for one year with the possibility of extending it three years. Due to multiple circumstances, the tenant is not able to move from the property. Hayco’s general manager, Mr. Loren Burlage, was questioned about the lack of screening on the property and his plans to screen the area. Mr. Burlage stated he did not have a plan to address screening. Discussion took place about the ongoing repair/replacement of fence posts and screening due to previous high winds. Town Clerk, Dawn Collins informed the Commission members that other than a question of screening on the fence, there were no complaints on file. Commissioner Hutson asked about the screening requirements in the approved conditional use. Collins stated screening was not included, only that the conditional use was to come back before the commission if additional time was requested for use. For new Commissioners, Collins explained when a conditional use is needed. Commissioners expressed concern that a three-year extension would set a precedent for others. Mr. Roger Moseley encouraged the Commission to follow the Town’s zoning and ordinances. MOTION (Hutson, Miner) to recommend to the Board of Trustees extending the Temporary Conditional Use for an additional twelve (12) months. Motion PASSED (6-0).*

Staff recommendation is to support this Resolution with a caveat that the same condition apply if additional time is needed.

**TOWN OF PALMER LAKE, COLORADO**

**RESOLUTION NO. 26-2022**

**A RESOLUTION TO AMEND A CONDITIONAL USE PERMIT TO ALLOW FOR TEMPORARY OUTSIDE USE FOR A WHOLESALE BUSINESS USE ON A PROPERTY CURRENTLY ZONED C-2 GENERAL BUSINESS AND COMMERCIAL ZONE DISTRICT AND LOCATED AT 773 SOUTH HIGHWAY 105 (“PROPERTY”)**

**WHEREAS**, the Board of Trustees of the Town of Palmer Lake, Colorado, pursuant to Colorado statute and the Town of Palmer Lake Municipal Code, is vested with the authority of administering the affairs of the Town of Palmer Lake, Colorado; and

**WHEREAS**, Section 17.37.020 of the Palmer Lake Municipal Code provides that Wholesale Businesses is determined a conditional use in the C-2 General Business and Commercial Zone District; and

**WHEREAS**, the Planning Commission makes recommendations of approval or denial of conditional uses to the Board of Trustees, which has the final authority to grant or deny such applications; and

**WHEREAS**, on April 20, 2022 the Palmer Lake Planning Commission recommended approval of the conditional use for twelve (12) months.

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

1. The application for a conditional use permit is amended to allow outside storage and wholesale operation on the property currently zoned C-2 General Business and Commercial Use and located at 773 South Highway 105 is hereby approved with the following condition:

The outside storage and use of the property as presented to the Planning Commission and the Board is granted and will be allowed for twelve (12) months, expiring on May 1, 2023. Should the applicant need additional time, no less than 2 months prior to the deadline, the applicant will be required to report to the Planning Commission to seek a recommendation regarding extension of the Conditional Use Permit, with such final decision to be made by the Board.

2. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Resolution 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 Resolution. The Board of Trustees hereby declares that it would have passed this resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

3. Repeal. Existing resolutions or parts of resolutions covering the same matters embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

**INTRODUCED, RESOLVED, AND PASSED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE ON THIS 28TH DAY OF APRIL 2022.**

ATTEST:

TOWN OF PALMER LAKE, COLORADO

*Dawn A Collins*  
Dawn A Collins  
Town Administrator/Clerk

BY: *William Bass*  
William Bass  
Mayor

**TOWN OF PALMER LAKE  
EL PASO COUNTY  
STATE OF COLORADO**

**RESOLUTION NO. 41-2023**

**A RESOLUTION TO EXTEND A TEMPORARY CONDITIONAL USE PERMIT  
FOR 12 MONTHS FOR 773 SOUTH HIGHWAY 105, PALMER LAKE, COLORADO**

**WHEREAS**, Palmer Lake is a statutory Town organized under Part 3 of Article 4 of Title 31 of the Colorado Revised Statutes; and

**WHEREAS**, the Board of Trustees of the Town of Palmer Lake, Colorado, pursuant to Colorado statute and the Town of Palmer Lake Municipal Code, is vested with the authority of administering the affairs of the Town of Palmer Lake, Colorado;

**WHEREAS**, a temporary conditional use was granted by Resolution 26-2022 for the operation of Hayco business on the Diacut property located at Hwy 105 for 12 months on April 28, 2022; and

**WHEREAS**, the property and business owner are requesting an extension for one to three years for the conditional use; and

**WHEREAS**, the Planning Commission heard the request and recommended the Board grant another 12 months of the temporary conditional use to Diacut-Hayco located at 773 South Highway 105.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE OF EL PASO COUNTY, COLORADO, AS FOLLOWS:**

**Section 1.** The Board of Trustees extends the temporary conditional use permit for 773 South Highway 105 pursuant to the conditions from Resolution 26-2022 for a period of twelve (12) months, expiring May 31, 2024. Should the applicant need additional time, no less than 2 months prior to the deadline, the applicant will be required to report to the Planning Commission to seek a recommendation regarding extension of the Conditional Use Permit, with such final decision to be made by the Board.

**Section 2. Severability.** If any article, section, paragraph, sentence, clause, or phrase of this Resolution 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 Resolution. The Board of Trustees hereby declares that it would have passed this resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

**Section 3. Repeal.** Existing resolutions or parts of resolutions covering the same matters embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

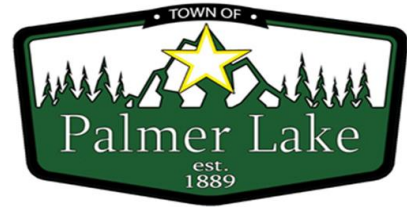
**INTRODUCED, RESOLVED, AND PASSED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE ON THIS 25TH DAY OF MAY 2023.**

TOWN OF PALMER LAKE, COLORADO

\_\_\_\_\_  
Glant Havenar, Mayor

ATTEST:

By: \_\_\_\_\_  
Dawn A. Collins, Town Administrator/Clerk



**TOWN OF PALMER LAKE  
BOARD OF TRUSTEES - AGENDA MEMO**

<b>DATE:</b> May 25, 2023	<b>ITEM NO.</b>	<b>SUBJECT:</b> Resolution to Authorize Agreement to Repair Town Parking Area
<b>Presented by:</b> Town Administrator /Clerk		

As previously reported, the parking area at the town office/hall area is in extremely rough shape, never reshaped from a roadway to a parking area.

Originally, it was believed that the price checked from Schmidt was high. However, two additional quotes were solicited for the repair of the town parking area, which will benefit the library, museum, town office, PD, town hall, etc. The following is the resulting quotes, all very close –

Martin Marietta	-	\$44,000
Schmidt Construction	-	\$44,355*
Trax	-	\$44,386

\*Due to the roadway work that Schmidt Construction will be in town conducting this summer, staff recommendation is to award Schmidt to complete the parking lot repair work. In addition to being present for other work, Schmidt also quoted a higher square yard amount – Martin and Trax quoted 1,000 sq yd, while Schmidt quoted over 1,100 sq yd (estimated by GIS) – thus, it is anticipated to come in less.

Funding for the repair will be split among multiple departments that benefit (Admin, PD, Roads).

Approval of this resolution will authorize an agreement with Schmidt Construction to complete the parking lot repair work.

**TOWN OF PALMER LAKE, COLORADO**

**RESOLUTION NO. 42-2023**

**A RESOLUTION TO AUTHORIZE AGREEMENT FOR REPAIR OF TOWN PARKING AREA, PALMER LAKE, COLORADO**

**WHEREAS**, the Board of Trustees of the Town of Palmer Lake, Colorado, pursuant to Colorado statute and the Town of Palmer Lake Municipal Code, is vested with the authority of administering the affairs of the Town of Palmer Lake, Colorado; and

**WHEREAS**, the Town Board of Trustees has authority over agreements for the Town; and

**WHEREAS**, the Town requested quotes for repair of the town parking lot; and

**WHEREAS**, the Town staff received and reviewed three quotes from Schmidt Construction, Martin Marietta, and Trax for the repair of the parking lot area.

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

1. The Town Board of Trustees hereby authorizes work to commence by Schmidt Construction Company as the responsible quote subject to execution of an agreement approved as to form by the Town Attorney.
2. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Resolution 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 Resolution. The Board of Trustees hereby declares that it would have passed this resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.
3. Repeal. Existing resolutions or parts of resolutions covering the same matters embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

**INTRODUCED, RESOLVED, AND PASSED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE ON THIS 25th DAY OF MAY 2023.**

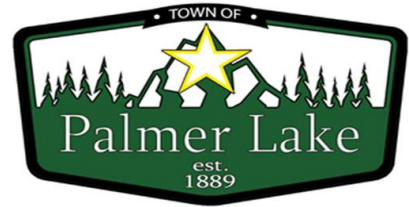
ATTEST:

TOWN OF PALMER LAKE, COLORADO

\_\_\_\_\_  
Dawn A. Collins  
Town Administrator/Clerk

BY: \_\_\_\_\_  
Glant Havenar  
Mayor





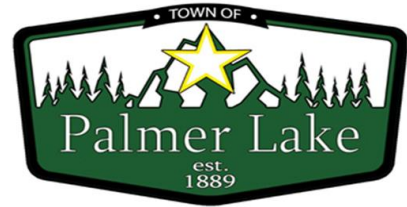
**TOWN OF PALMER LAKE  
BOARD OF TRUSTEES - AGENDA MEMO**

<b>DATE:</b> May 25, 2023	<b>ITEM NO.</b>	<b>SUBJECT:</b> Direction for Possible Tenant Use of ER Premises
<b>Presented by:</b> Town Administrator /Clerk		

As previously determined by the Board, two concept submittals were of interest. All other submittals were notified of the Board action to consider two.

With the interested parties review of the property, one submittal (Joy on the Rock) withdrew interest due to the extensive cost to improve the main building on the ER property.

As a result of the earlier presentation of Star View Ranch Event Venue, please provide direction to Town staff that the Board desires for the proposal.



**TOWN OF PALMER LAKE  
BOARD OF TRUSTEES - AGENDA MEMO**

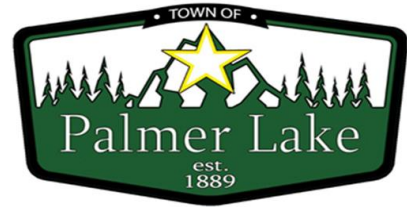
<b>DATE:</b> May 25, 2023	<b>ITEM NO.</b>	<b>SUBJECT:</b>
<b>Presented by:</b> Town Administrator /Clerk		Direction Relating to Personal Property and Security of ER Property

After multiple Board discussions about elephant rock property, this item is to seek possible action relating to the personal property within the existing structures, ongoing training use of the property, and securing the property.

As previously noted to the Board, the cost to secure the structures is about \$2000. Town staff ordered and will have installed solar motion lighting and straighten and refigure the entrance gate locking device.

- Is there any change to securing all unused structures?
- Is there any consideration, at this time, for the requested training use on the property by Police and Fire?
- Is there direction to how Town staff shall manage personal items within the existing structures?
  - Should all items not being used by tenants be auctioned and proceeds to the town?
  - Should the tenants decide as lease agreements include property within/on the premises being leased?

Once no trespass signs are posted on the unused premises structures, the roadway is graded and a drive/parking area assembled, staff intends to remove the locking devices from the gate.



**TOWN OF PALMER LAKE  
BOARD OF TRUSTEES - AGENDA MEMO**

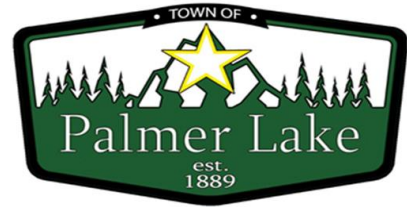
<b>DATE:</b> May 25, 2023	<b>ITEM NO.</b>	<b>SUBJECT:</b> Review and Direction on Issues Relating to New Trail
<b>Presented by:</b> Town Administrator /Clerk		

Following the Board authorization for Parks Commission to create a new trail along Kent ROW, along the creek and onto the Elephant Rock property, a 30 day notice was provided for public review and comment. Abutting property owners were noticed and comments were received.

Trustee Farr may speak to the following concerns –

- Multiple Prairie Street encroachment (Kent ROW)
- Epworth encroachment (trail)
- Possible future development of Surry ROW for access

Staff suggest that the town not vacate any existing public right of way. Instead, it is recommended to draft an encroachment agreement between the respective landowner and town for Board consideration.



**TOWN OF PALMER LAKE  
BOARD OF TRUSTEES - AGENDA MEMO**

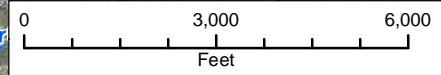
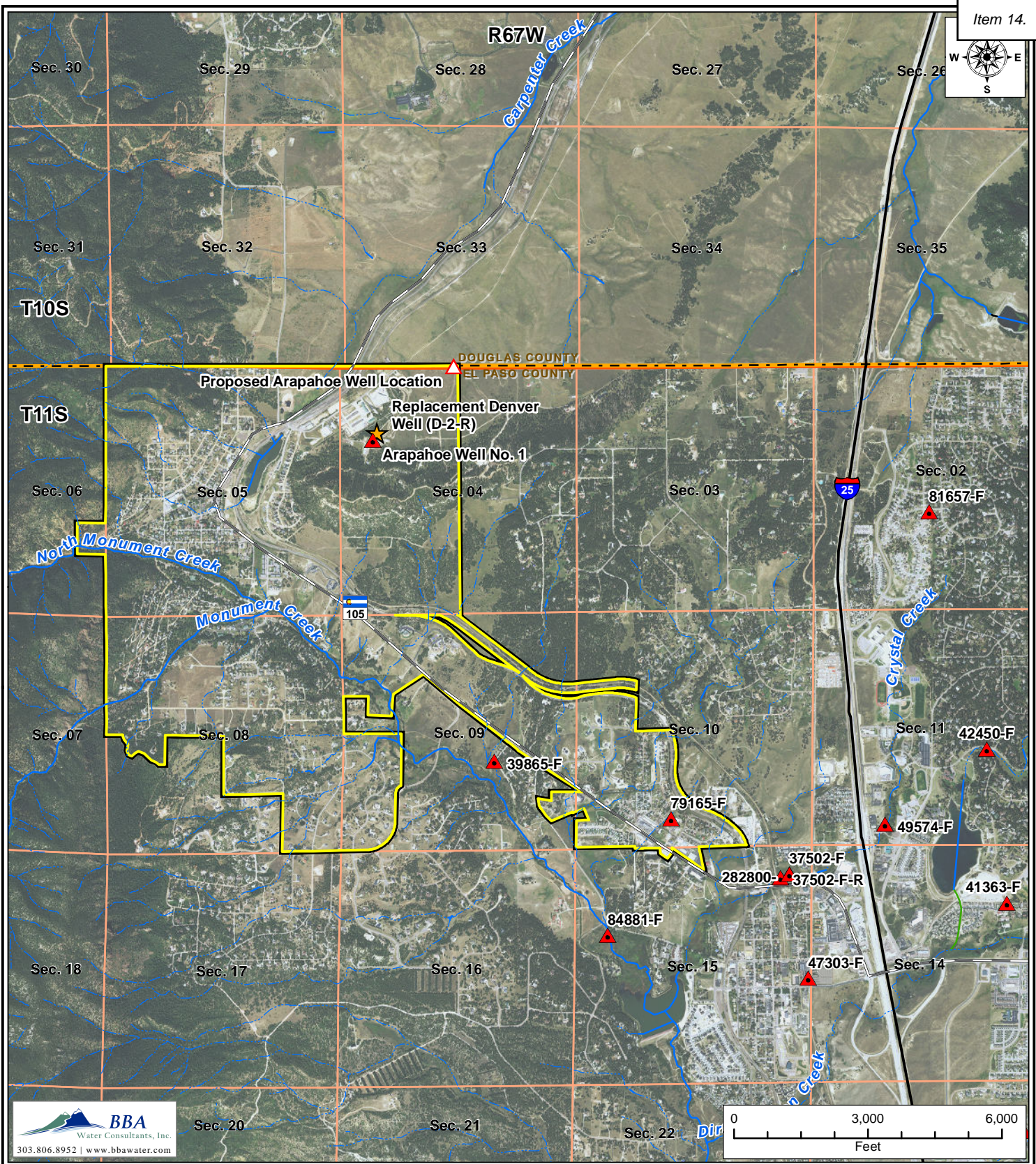
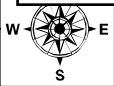
<b>DATE:</b> May 25, 2023	<b>ITEM NO.</b>	<b>SUBJECT:</b> Direction to Explore New Arapahoe Well
<b>Presented by:</b> Town Administrator /Clerk		

Per Mr. Sanchez noted below, BBA Water Consultants Inc., created the enclosed map displaying an acceptable location - the furthest northeast corner of the town boundary, along County Line Road - as a feasible option to consider drilling a new Arapahoe aquifer well.

*The location that I think could work for a new well would be the northeast corner of the Town along County Line Rd. As we discussed, I would prefer greater geographical separation from the existing Arapahoe well, but I do know that this location would be acceptable. My logic is to go to the corner of the Town boundary to maximize distance from the existing well and to provide easy access from County Line Rd.*

With the Board direction to move forward with the scope and design of Priority 1 and 2 of the PER, staff recommendation is to begin discussions to explore this well location as an option to be piped to the existing treatment plant. Progress of discussions will be reported back to the Board.





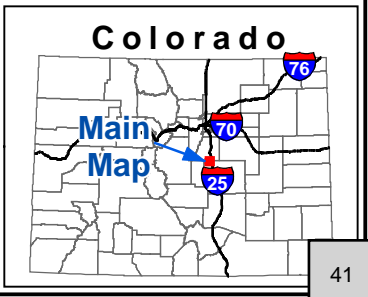
# Town of Palmer Lake Arapahoe Aquifer Well Map

Date: 5/4/2023 | Job No. 0055.00

**Legend**

- Proposed Arapahoe Well Location
- Replacement Denver Well (D-2-R)
- Existing Arapahoe Aquifer Wells
- Municipal Boundary

Aerial Photo Date: 9/12/2019 NAIP USDA  
Data Source: El Paso County, CDSS, CDOT, BLM, USGS





**PALMER LAKE, COLORADO****ORDINANCE NO. 16 OF 2018****AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE REPEALING AND REPLACING SECTION 16.48.010 OF THE TOWN OF PALMER LAKE MUNICIPAL CODE REGARDING THE WATER SUPPLY SYSTEM, RESTRICTING ANY FURTHER EXPANSION OF SUCH WATER SUPPLY SYSTEM, AND DECLARING AN EMERGENCY**

WHEREAS, THE TOWN OF PALMER LAKE IS A STATUTORY MUNICIPALITY EXISTING UNDER THE LAWS OF THE STATE OF COLORADO AND HAS THE AUTHORITY TO REGULATE LAND USE WITHIN ITS JURISDICTION; AND

WHEREAS, THE TOWN BOARD OF TRUSTEES HAS RECEIVED AND REVIEWED A REPORT DATED JUNE 14, 2017, REGARDING THE TOWN'S WATER SYSTEM TAP AND WATER RIGHTS INFORMATION WHICH PROVIDES THAT THE MAXIMUM NUMBER OF WATER TAPS THAT CAN BE SUPPLIED WITH THE TOWN'S EXISTING WATER SUPPLY SOURCES IS 1,060; AND

WHEREAS, THE TOWN BOARD OF TRUSTEES HAS RECEIVED INFORMATION THAT THE MAXIMUM TAP ESTIMATE OF 1,060 ASSUMES THAT THE TOWN'S SURFACE WATER DIVERSIONS ARE IN PRIORITY, UNDERSTANDING THAT IF LOW FLOW CYCLES OCCUR IN THE TOWN'S SURFACE WATER, THE WATER SUPPLY WILL HAVE TO BE AUGMENTED BY AQUIFER WELLS; AND

WHEREAS, THE TOWN BOARD OF TRUSTEES HAS RECEIVED INFORMATION THAT THE WATER SURFACE ELEVATION IN THE AQUIFER WELL AREAS HAS BEEN DROPPING APPROXIMATELY 35 FEET PER YEAR AND THAT THE WELLS ARE LOCATED IN A CONFINED AQUIFER, RESULTING IN A SLOW RECHARGE RATE SUCH THAT MORE WATER IS REMOVED FROM THE AQUIFER THAN CAN BE ADDED UNDER NORMAL CONDITIONS; AND

WHEREAS, THE TOWN BOARD OF TRUSTEES HAS RECEIVED INFORMATION FROM ITS WATER PLANT OPERATOR THAT THE TOWN IS NEARING THE THRESHOLD NUMBER OF TAPS THAT IT CAN SERVE WITH THE TOWN'S CURRENT WATER SUPPLY; AND

WHEREAS, THE TOWN BOARD OF TRUSTEES FINDS THAT THERE IS A DEMONSTRATED NEED TO PREVENT A SHORTAGE OF WATER FOR DOMESTIC AND FIRE FLOW USAGE FOR CURRENT AND FUTURE WATER CUSTOMERS OF THE TOWN; AND

WHEREAS, THE TOWN DESIRES TO REPEAL AND REPLACE SECTION 16.48.010 OF THE MUNICIPAL CODE WHICH ADDRESSES THE WATER SUPPLY

SYSTEM TO PLACE A RESTRICTION ON ANY FURTHER EXPANSION OF THE WATER SUPPLY SYSTEM OR SERVICE OBLIGATIONS OUTSIDE THE EXISTING PERIMETER, IT BEING CONTEMPLATED THAT SUCH RESTRICTION SHALL REMAIN IN PLACE INDEFINITELY OR UNTIL SUCH TIME AS THE TOWN HAS STUDIED ITS WATER CAPACITIES, IDENTIFIED AND ACQUIRED NEW ALTERNATIVE AND ADDITIONAL WATER SOURCES, AND AMENDED ITS REGULATIONS AS NECESSARY TO ENSURE CONTINUED ADEQUATE WATER SUPPLY CAN BE PROVIDED; AND

WHEREAS, THE BOARD OF TRUSTEES FINDS THAT AN EMERGENCY EXISTS IN THAT THE PUBLIC HEALTH, SAFETY AND WELFARE REQUIRES THAT THE TOWN TAKE IMMEDIATE MEASURES TO ENSURE ADEQUATE WATER SUPPLY.

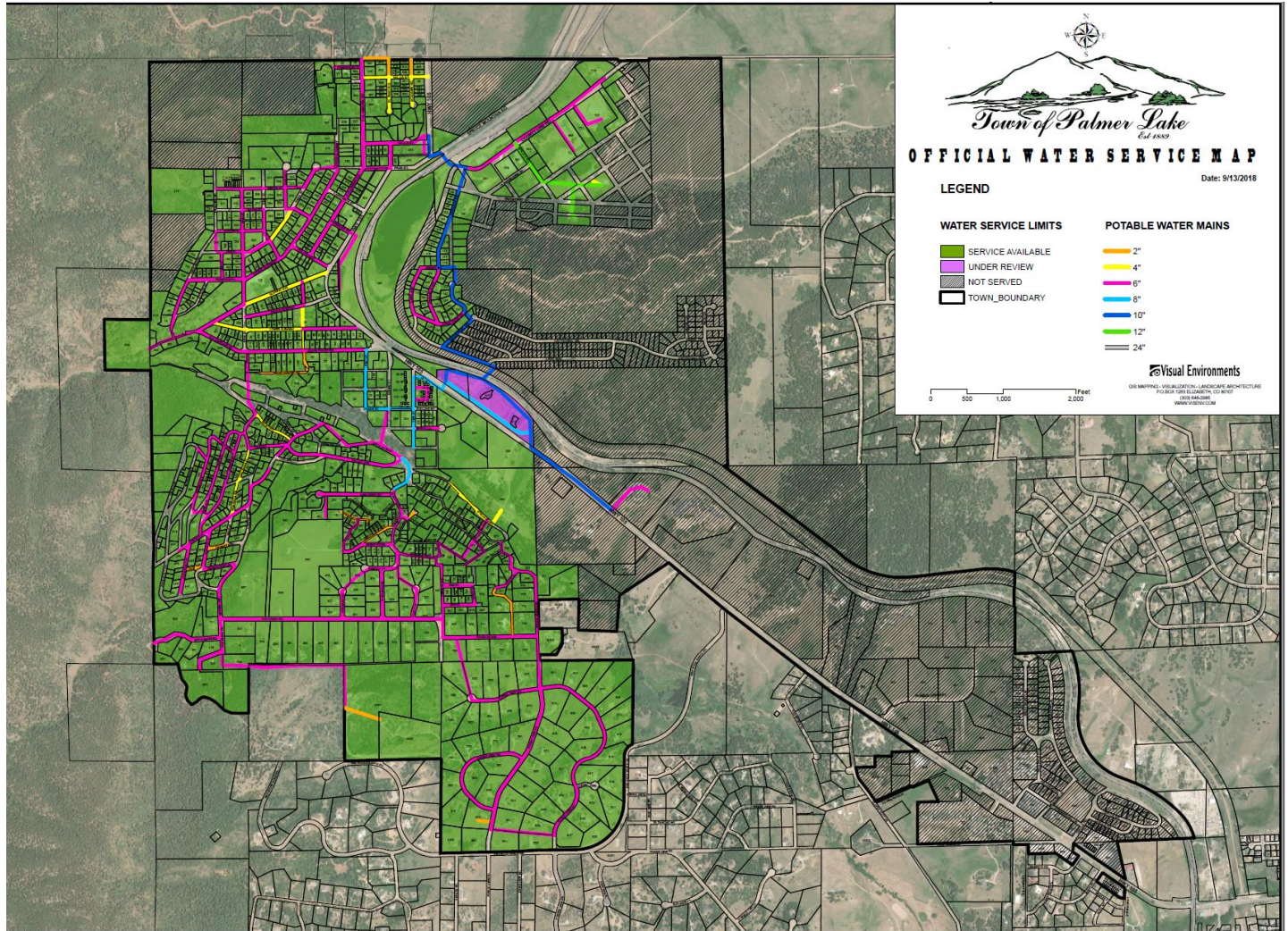
**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE, COLORADO:**

**Section 1.** The Board of Trustees adopts the above recitals as findings and incorporates them by reference in support of this ordinance.

**Section 2.** Section 16.48.010 of the Town of Palmer Lake Municipal Code is hereby repealed and replaced to read as follows in its entirety:

16.48.010 Water Supply System.

- A. Effective June 28, 2018, the Town's public water supply system shall not be enlarged or expanded to provide water service outside the existing perimeters of the Water Supply System as identified on the following map, which shall be part of this Section:



B. Service or main line connections to the Town's water supply system not otherwise restricted in accordance with subsection A hereof shall at all times conform to the engineering standards of the Town. Fire plugs shall be installed at each intersection or every six hundred feet, whichever is less. Stand pipes are prohibited. Connections to water lines in alleys are prohibited.

**Section 3.** Section 16.48.030 is hereby amended as follows with deletions shown as strikethroughs and additions shown in all caps:

16.48.030. Minimal Lot Sizes for Water and Sewer. Municipal or other public provision of ~~both water and~~ sewer is required on lots less than two and one-half (2-1/2) acres in area. On lots of two and one-half (2-1/2) acres but less than five (5) acres, a central system of sewage treatment will be provided, designed, and built in a manner approved by the State Health Department, provided, however, that the request for a



central system for sewage treatment may be waived by the Board for good cause. ~~On lots of two and one-half (2 1/2) acres but less than five (5) acres individual lot water sources may be used.~~ On lots ~~of five (5) acres or more,~~ OUTSIDE THE TOWN'S WATER SUPPLY SYSTEM PERIMETER AS DESCRIBED IN SECTION 16.48.010 individual water ~~and sewer~~ facilities may be installed ~~according to regulations herein and the appropriate state laws.~~ ON LOTS OF FIVE (5) ACRES OR MORE, INDIVIDUAL SEWER FACILITIES MAY BE INSTALLED ACCORDING TO REGULATIONS HEREIN AND THE APPROPRIATE STATE LAWS.

**Section 4.** The validity of any section, clause, sentence or provision of this ordinance shall not affect the validity of any other provision of this ordinance which can be given effect without reference to the invalid part or parts.

**Section 5.** Emergency, Effective Date and Publication. In accordance with the recitations above, the Board of Trustees finds that an emergency exists, this Ordinance is declared necessary for the immediate preservation of the public peace, health, welfare and safety, and this Ordinance shall take effect immediately upon its adoption, as provided by Section 31-16-105, C.R.S. This Ordinance shall be published by title only in a newspaper of general circulation within the Town and shall be published in full on the town web site upon adoption.

ORDINANCE PASSED, APPROVED AND ADOPTED BY AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF THE MEMBERS OF THE BOARD OF TRUSTEES ON THIS 13th DAY OF SEPTEMBER, 2018, BY A VOTE OF 5 FOR AND 0 AGAINST.

<p>_____ JOHN CRESSMAN, MAYOR</p> <p>ATTEST:</p> <p>_____ VERLA BRUNER, TOWN CLERK</p>	<p>Approved as to Form:</p> <p>_____ MAUREEN JURAN, TOWN ATTORNEY</p>
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**PALMER LAKE, COLORADO**

**ORDINANCE NO. -2023**

**AN ORDINANCE AMENDING SECTION 16.48.010 OF THE PALMER LAKE  
TOWN CODE AND REPEALING AN EMERGENCY DECLARATION  
RELATING TO THE TOWN'S WATER SUPPLY SYSTEM**

**WHEREAS**, the Board of Trustees of the Town of Palmer Lake, Colorado, pursuant to Colorado statute and the Palmer Lake Municipal Code, is vested with the authority of administering the affairs of the Town of Palmer Lake, Colorado;

**WHEREAS**, the Town previously adopted regulations relating to the Town's Water Supply System with such regulations being in Title 16 of the Town Code; and

**WHEREAS**, the Town Board of Trustees has begun planning for expansion of the Town's Water System's and with such planning, the Board desires to remove the emergency declaration under Ordinance 16 of 2018.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF  
TRUSTEES OF THE TOWN OF PALMER LAKE AS FOLLOWS:**

1. Subsection 16.48.010(A) of the Town of Palmer Lake Municipal Code is amended by adding the underlined text and deleting the strikethrough text as indicated below with such subsection to read in its entirety as follows:

16.48.010 Water Supply System.

A. ~~Effective June 28, 2018, Until the Town expands~~ the Town's public Water Supply System the Town will ~~shall not be enlarged or expanded to sell taps or provide water service beyond the capacity outside the existing perimeters of the Water Supply System, as identified on the following map, which shall be part of this Section:~~

2. All other portions of Section 16.48.010 remain unchanged and in full force and effect.

3. The emergency declaration imposed by Ordinance 16 of 2018 is hereby repealed, but all other provisions of the ordinance remain in full force and effect.

4. 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 or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

5. Repeal. Existing ordinances or parts of ordinances covering the same matters 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 effective date of this ordinance.

**INTRODUCED, PASSED AND ADOPTED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF PALMER LAKE ON THIS 25TH DAY OF MAY, 2023.**

ATTEST: TOWN OF PALMER LAKE, COLORADO

\_\_\_\_\_  
Dawn A. Collins  
Town Administrator, Clerk

BY: \_\_\_\_\_  
Glant Havenar  
Mayor



## Economic Development Department

**Crystal LaTier, Executive Director**  
719-520-6484  
Economic Development Department  
Nine East Vermijo Avenue  
Colorado Springs, CO 80903  
[www.ElPasoCo.com](http://www.ElPasoCo.com)

**Board of County Commissioners**  
Holly Williams, District 1  
Carrie Geitner, District 2  
Stan VanderWerf, District 3  
Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

April 21, 2023

Glant Havenar  
Town of Palmer Lake  
42 Valley Crescent, PO Box 208  
Palmer Lake, CO 80133

Dear Mayor Havenar,

We are pleased to inform you that the U.S. Department of Housing and Urban Development (HUD) has notified El Paso County that it may re-qualify for designation as an Urban County; **notification from HUD is attached**. El Paso County intends to seek that re-designation and, if successful, will be eligible to receive an allocation of Community Development Block Grant (CDBG) funds for federal fiscal years 2024-2026. The goal of the Community Development Block Grant Program is to provide funds for decent housing and suitable living environments, along with the expansion of economic opportunities, principally for low- and moderate-income persons.

As an incorporated local government with an automatic renewing intergovernmental agreement (IGA) in effect, the Town of Palmer Lake is allowing CDBG funds to be utilized if included in the Urban County. Also, should El Paso County receive a percentage of HOME or ESG funding, incorporated communities that choose to participate in the CDBG program are automatically included in a HOME or ESG consortium with El Paso County. As a result of participation in the Urban County, the local government will be exempt from applying for CDBG funding from the State of Colorado or participating in other HOME or ESG consortiums. However, the Town of Palmer Lake has the right to be excluded from inclusion in the Urban County and terminate their renewing intergovernmental agreement with El Paso County. An election to be excluded is effective for the entire three-year period (2024-2026) unless the Town of Palmer Lake specifically elects to be included in a subsequent year.

We welcome the opportunity to discuss this further with the Town of Palmer Lake. HUD requires that the Town of Palmer Lake notify El Paso County and HUD in writing of its intent to be included or excluded from the Urban County by **May 12, 2023**. Attached, you will find drafts of inclusion and exclusion letters. Please copy the content of ONE of the letters onto official letterhead, sign, and return to our office, denoting your intent to either be included or excluded in the Urban County by **May 12, 2023**. Please electronically submit your letter to [natashanorth@elpasoco.com](mailto:natashanorth@elpasoco.com). Failure to respond means the Town of Palmer Lake is considered part of the urban county for FYs 2024-2026, due to the automatic renewing IGA in effect. Feel free to contact us with questions.

Respectfully,

**Natasha North**  
Project Manager  
719-520-6448  
[NatashaNorth@elpasoco.com](mailto:NatashaNorth@elpasoco.com)

**Luke Houser**  
Community Development Analyst  
719-520-6249  
[LukeHouser@elpasoco.com](mailto:LukeHouser@elpasoco.com)

CC: Dawn Collins, Town Administrator/Clerk; Jennifer Schumann, HUD CPD Representative

April 21, 2023

Item 16.

Natasha North  
Project Manager  
El Paso County Economic Development  
9 E. Vermijo Ave.  
Colorado Springs, CO 80903

Dear Ms. North:

*RE: COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (EL PASO COUNTY URBAN COUNTY) FOR FISCAL YEARS 2024-2026*

*Exclusion from Urban County Being Sought*

Thank you for your recent letter informing the Town of Palmer Lake that El Paso County intends to seek re-designation as an Urban County for receipt of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development for federal fiscal years 2024-2026. This letter serves as notice that the Town of Palmer Lake elects to terminate their renewing intergovernmental agreement and not participate with El Paso County in the CDBG program.

Sincerely,

Glant Havenar  
Mayor  
Town of Palmer Lake

CC: Dawn Collins, Town Administrator/Clerk; Jennifer Schumann, HUD CPD Representative

April 21, 2023

Item 16.

Natasha North  
Project Manager  
El Paso County Economic Development  
9 E. Vermijo Ave.  
Colorado Springs, CO 80903

Dear Ms. North:

*RE: COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (EL PASO COUNTY URBAN COUNTY) FOR FISCAL YEARS 2024-2026*

*Continued Participation Being Sought*

Thank you for your recent letter informing the Town of Palmer Lake that El Paso County intends to seek re-designation as an Urban County for receipt of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development for federal fiscal years 2024-2026. This letter serves as notice that the Town of Palmer Lake elects to continue their renewing intergovernmental agreement and participate with El Paso County in the CDBG program.

Sincerely,

Glant Havenar  
Mayor  
Town of Palmer Lake

CC: Dawn Collins, Town Administrator/Clerk; Jennifer Schumann, HUD CPD Representative

# PROPOSITION 122: ACCESSIBLE MUSHROOMS

- Natural Medicine Health Act of 2022
- “Colorado’s current approach to mental health has failed to fulfill its promise. Coloradans deserve more tools to address mental health issues, including approaches such as natural medicines that are grounded in treatment, recovery, health, and wellness rather than criminalization, stigma, suffering, and punishment”

- “Coloradans are experiencing problematic mental health issues, including but not limited to suicidality, addiction, depression, and anxiety...An extensive and growing body of research is advancing to support the efficacy of natural medicines combined with psychotherapy as treatment for depression, anxiety substance use disorders, end-of-life distress, and other conditions.”



- “Natural medicines have been used safely for millennia by cultures for healing”

# SUBSTANCES COVERED BY THE NATURAL MEDICINE HEALTH ACT

- Effective December 22, 2022, the Act authorizes the personal use and services providing:

Psilocybin and Silocyn (Schedule I controlled substances under federal law)

- Both substances are hallucinogens (similar to LSD) found in more than 200 species of mushrooms, typically referred to as “magic mushrooms.”
- They may cause a person to see, hear or feel things that are not there, or experience anxiety, fear, nausea and muscle twitches accompanied by increased heart rate and blood pressure

- Magic mushrooms may cause heightened emotions and senses, causing people to feel happy and creative and to experience a sense of mental and emotional clarity.
- Ongoing research is examining the potential to use these substances to treat various mental health disorders, including anxiety, depression, obsessive-compulsive disorder and problematic substance use.

Effective June 2026 with DOR approval, authorizes personal use and services providing:

Dimethyltryptamine – a hallucinogenic in the tryptamine class obtained from certain South American plants and used by indigenous tribes in the Amazon for thousands of years. It is inactive in the mouth, but can be smoked, inhaled, injected or used as an enema.

Ibogaine – is a hallucinogenic compound derived from a specific shrub in western Central Africa. The roots and bark of the shrub can be effective in restoring good health, increasing sexual arousal or behavior, and reducing fever. Used in the U.S. and Europe as a nonaddictive treatment option for drug dependency and some research indicate it may be useful for treatment of neuropsychiatric conditions, alcohol use disorder and depression.

Mescaline (but not peyote) – a hallucinogenic drug derived from a small, blue-green cactus in the deserts of the Southwest and Mexico and another cactus found in South America. Usually consumed in the form of peyote buttons which are derived from the cacti. May be useful in addressing anxiety. Closely related to peyote, which has been used by Native Americans in ceremonies for 8,000 years.

# WHAT THE PROPOSITION AUTHORIZES

- Personal Use
  - Broad permissive rights to ingest, use, cultivate and share
  - “within the context of counseling, spiritual guidance, beneficial community-based use and healing, supported use, or related services
  - No quantity limit cultivation, but must be in private home and secured from access
  - Prohibits sale or transfer to persons under 21

# STATE REGULATION

- Licensing starting in 2024 of:
  - healing centers
  - other healthcare facilities
  - facilitators
- Administration of services
- Testing
- Advertising
- “Oversight requirements” for healing centers

# STATE PREEMPTION (WHAT LOCAL GOVERNMENTS LIKE THE TOWN OF PALMER LAKE CANNOT DO)

- Town cannot ban or prohibit healing centers or services by a licensed facility
- Town cannot ban transportation on public roads by licensee or “as otherwise allowed”
- Town cannot do anything “unreasonable or in conflict with” the other provisions of the proposition
- Town cannot prohibit private in-home cultivation or use

# LIMITATIONS ON LAW ENFORCEMENT

- Permitted conduct cannot alone be the basis for:
  - Detention, search, or arrest
  - Basis for reasonable suspicion
  - Child abuse or neglect (without actual threat)
- Not subject to seizure
- Cannot be harmed or destroyed



# LOCAL REGULATION – WHAT THE TOWN OF PALMER LAKE CAN DO

- Can regulate time, place, and manner of operation of state licensed healing centers – will need to revise zoning code, but cannot prohibit healing centers completely
- Can impose lesser criminal/civil penalties – but will need to revise portions of Code prohibiting personal use
- Can regulate as part of personnel policies – conduct while at work or affecting work – policies may need to be updated