

## RECORD OF PROCEEDINGS

### Regular Meeting Town of Grand Lake – Board of Trustees Monday July 27, 2020 6:00 PM

- CALL TO ORDER:** The regular meeting of the Board of Trustees was called to order by Mayor Steve Kudron at 6:00 P.M. in the Board Room and via Go to Meeting virtual platform
- PLEDGE OF ALLEGIANCE:** Mayor Kudron led everyone in reciting the Pledge of Allegiance
- ROLL CALL PRESENT:** Mayor Kudron, Mayor Pro-Tem Landy, Trustees Southway, Bruton, Bjorkman and Ratzmann; Town Clerk Thompson, Town Manager Crone
- ABSENT** Trustee Arntson
- ANNOUNCEMENTS:** Mayor Kudron announced: Please turn off all cell phones during the meeting
- CONFLICTS OF INTEREST:** Mayor Kudron stated if there are any conflicts of interest with any item on this evening agenda, Trustees may announce their conflict at this time – **None**
- UNSCHEDULED PUBLIC COMMENTS:** Mayor Kudron announced this time is reserved for members of the Public to make a presentation to the Board on items or issues that are **not** scheduled on the agenda. The Board will not discuss or debate these items, nor will the Board make any decisions on items presented during this time. Rather, the Board will refer the items to Staff for follow up. Time limited for Public comments is 3 minutes.

#### **Raul Abad – 344 Elk Lane**

I'm here to talk about the last Town public meeting that was held regarding the Space to Create location. As most of you Trustees were present, you saw a majority of people in attendance that were not happy about selecting the Grand Lake Center as the site for this project. What you did see is an overwhelming majority wanting to have the concept, just not at the Grand Lake Center. I'm here as a reminder, as the Mayor stated at the beginning of this meeting, that the Mayor and Trustees are here to support the community and hear our concerns. The community came out in large numbers to address their concerns and so I hope you all hear it loud and clear and bring it all together to do what is best for this community. A lot of long-term community members know and understand the history of this Town and know that change can be a good thing. Sometimes change is the best thing, but when your overall community is telling you to stop and think about what your doing, maybe you should stop and listen. There has been a lot of miscommunication and we are asking for transparency so we can understand the effects of the community when decisions like these are made.

#### **Kathy Weydert – 811 Tallaqua Drive**

I spoke at the meeting the other night but would like to re-address my concerns for the Trustees who were not in attendance at that meeting:  
For the past several years the community of Grand Lake has been involved in the Space to Create project. It was a great honor for our small, rural, mountain town to be selected to be considered for this project. It is definitely a project that could bring many options to improve artistic endeavors while providing affordable housing for our community.

Unfortunately, the community of Grand Lake has expressed a deep concern for the manner in which a site has been selected. Against the advice of the previous town board and several community members the selection committee for Space to Create chose to target the Grand Lake Center (formerly our beloved Elementary School) as the place for the project. This is a residential area that is occupied by many year-round residents as well as second homeowners. It is several blocks from the center of town where the majority of the commercial buildings are located. It is not an easy walk to town from the location selected.

At a community meeting many residents and community members spoke out against the selection of this site. The town and community are at risk of losing their medical clinic, a church, the only indoor recreational site, the landing for Flight for Life helicopters, a meeting place for clubs and organizations, a wedding and family reunion venue, a variety of classes, private rental space, and a fitness center that is very well used.

During the winter months our small town has less than four hundred residents that live here full-time. This means that we are very isolated. The Center is the only place we have that allows us to interact in a social and educational manner. The medical clinic allows us to receive treatment without having to drive twenty minutes on icy highways. The community meeting that the town board held sent the message loud and clear that the site is wrong---not the project. No one spoke out against the need for affordable housing or the Space to Create project. An overwhelming majority of those in attendance did speak out against the site location. We have many other sites available in town that would better suit the needs of both our community and the project. A contract was signed with Space to Create to investigate SITES and yet only one site was brought forward. There was no explanation about why this is the only site that will be considered.

Transparency during this process has been lacking. The medical clinic, recreation district, local residents in the neighborhood, church officials, and community and business members were not advised of this selection nor of the meeting. The meeting was posted within the guidelines required by law but only at the very last moment. Even without being notified there were more than seventy people in attendance, over one hundred signed that they were against the site, and many spoke out against the selection of the site with valid reasons. The meeting was not recorded. No one from Art Space or Space to Create other than local representatives attended this meeting. The community is receiving confusing information regarding how this project will be funded, how long it will take, who will be served, why this is the only location, and who will be responsible for the maintenance upkeep and management of the project when completed. Many questions have not been publicly discussed nor disclosed to the community. People are feeling like they have had important information hidden from them and would like to know exactly what our town is committing to before we just blindly accept the project at this site.

Our community is becoming angry over this issue. As more people are hearing about the site selection, the outcry is increasing. There has been talk of ordering banners to be hung from condo balconies and signs for yards saying they don't want Space to Create in their neighborhoods. Grand Lake is a tourist town with visitors from all over the nation---do you want to send them this message? Artists are not going to want to come to an area where they do not feel accepted. This could all be prevented by

choosing a different site----again it's not the project the community is against it is the location. Please reconsider the choice of location. It would help our community and make your project more accepted. Let's work together to find a solution rather than have division in our town.

**Craig Wilkerson – 607 Shadow Mountain Drive**

I wrote a letter to the Town several weeks ago with no response. Which was rather disappointing. In my letter there was objection to the Space to Create site selection. Also, very important to me, is the infrastructure of Grand Lake and how it is going downhill. Our roads are in disrepair, as well as our parks and the ball field and Winters Park is being used as a trash dump. I am severely disappointed that these things are not being addressed. I was in Granby on Sunday and was by the Library and Town Park. I almost cried at how beautiful and well maintained it was. Other than this Streetscape project, we are letting things die around here. It is my sincere hope that you all feel the same way that I, and other citizens do, and the Town will start addressing these issues that are all over Town, and not just Downtown Grand Avenue.

**Tom Weydert – 811 Tallaqua Drive**

Prior to the Election of the Mayor and Town Board, each candidate was asked to answer ten questions about their vision for Grand Lake. One of those questions was; What is your vision for the Grand Lake Center? I will quote the response of Melissa Ratzmann, "I would like to see the Grand Lake Center turned into a wellness center. Starting with the Middle Park Clinic, a gym, massage therapy, multiple athletic clubs, acupuncture and even a Chiropractor could be added." Mayor Pro-Tem Landy stated; "I love the Grand Lake Center! While not only a place, I hope to use the gym as the place that I can stay connected with the many people of our community. Given the needs of our community, I'm a proponent of the Middle Park Medical Center services through the center. I would like to continue to offer more services to the residents of Grand Lake. A great idea I heard of was helping revitalize the ball field and the need for more outdoor activities." Mr. Bjorkman stated; "The Grand Lake Center is a wonderful community resource. It offers a place for people to gather and socialize, to stay healthy. With the addition of the medical center, it is worth keeping and improving and I would strongly fight to keep it." Mr. Arntson, who unfortunately is not here, stated; "I don't have a vision for the center, and I'm not sure that I agree with the Board Members having a vision for something while being in control of the votes. It does have a great start to becoming a great community center." It is my understanding that the Board was considering a vote just recently and now that we are having more public discussions about this, please pay attention to what the Comprehensive plan is doing. It takes time to gather public input. Please, please, please do your due diligence and listen to the public.

**Kevin Ratzmann – 201 West Portal Road**

One thing to say in support of Mr. Crones comment regarding employees engaging in signing petitions, although I disagree with the part about firing employees, there is a very fine line as a public organization that receives tax money if we allow our employees to speak while in uniform or while on payroll and signing petitions. We run the risk of losing our authority as a taxing authority. While some of the wording may have been changed, I do still strongly encourage employees that while on duty, you no longer have the right to speak on your own behalf. You have to follow employer guidelines.

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### **Dennis Becker – 591 Main Street**

I would like to see some recognition since there was the original Main Street of the Town where historical buildings still remain today, such as the Spider House and the original General Store that was located on Main Street. These have not been addressed at all. We have tried to get the General Store adopted by the Grand Lake Area Historical Society but there has been some resistance from the owner. Also, as mentioned previously, the lights on Rainbow Bridge have been in disrepair for several years. It's a minimal cost to put up new strings of lights on the bridge, especially with the Veterans plaque placed on the bridge. I can surely see why a lot of people come to this beautiful place and I think the Town could do more to take care of Towns infrastructure.

### **DELEGATIONS:**

**None**

### **Consideration of excusing Trustee Melissa Ratzmann from the July 13<sup>th</sup>, 2020 Board Meeting**

Trustee Bjorkman made a motion to excuse Trustee Melissa Ratzmann from the July 13<sup>th</sup>, 2020 Board Meeting. Trustee Bruton seconded the motion. Town Clerk Thompson called the vote:

<b>Mayor Kudron</b>	<b>Aye</b>
<b>Mayor Pro-Tem Landy</b>	<b>Aye</b>
<b>Trustee Southway</b>	<b>Aye</b>
<b>Trustee Bjorkman</b>	<b>Aye</b>
<b>Trustee Ratzmann</b>	<b>Abstain</b>
<b>Trustee Arntson</b>	<b>Absent</b>
<b>Trustee Bruton</b>	<b>Aye</b>

### **MEETING MINUTES:**

### **Consideration to approve meeting minutes from March 23, 2020**

Trustee Southway made a motion to approve meeting minutes from March 23, 2020. Mayor Pro-Tem Landy seconded the motion. Town Clerk Thompson called the vote:

<b>Mayor Kudron</b>	<b>Aye</b>
<b>Mayor Pro-Tem Landy</b>	<b>Aye</b>
<b>Trustee Southway</b>	<b>Aye</b>
<b>Trustee Bjorkman</b>	<b>Abstain</b>
<b>Trustee Ratzmann</b>	<b>Abstain</b>
<b>Trustee Arntson</b>	<b>Absent</b>
<b>Trustee Bruton</b>	<b>Aye</b>

### **Consideration to approve meeting minutes from April 6, 2020**

Trustee Southway made a motion to approve meeting minutes from April 6, 2020. Trustee Bjorkman seconded the motion. Town Clerk Thompson called the vote:

<b>Mayor Kudron</b>	<b>Aye</b>
<b>Mayor Pro-Tem Landy</b>	<b>Aye</b>
<b>Trustee Southway</b>	<b>Aye</b>
<b>Trustee Bjorkman</b>	<b>Abstain</b>
<b>Trustee Ratzmann</b>	<b>Abstain</b>

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Trustee Arntson	Absent
Trustee Bruton	Aye

### **Consideration to approve meeting minutes from April 13, 2020**

Trustee Southway made a motion to approve meeting minutes from April 13, 2020. Trustee Bjorkman seconded the motion. Town Clerk Thompson called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Landy	Aye
Trustee Southway	Aye
Trustee Bjorkman	Aye
Trustee Ratzmann	Abstain
Trustee Arntson	Absent
Trustee Bruton	Aye

### **FINANCIAL REVIEW:**

#### **Review of June 2020 Town of Grand Lake General Fund and Sales Tax Reports**

### **NEW BUSINESS:**

#### **Consideration to approve Resolution 17-2020, a lot line adjustment to existing non-conforming lots: 4-7, Block 2, Sunnyside Addition to Grand Lake, more commonly referred to as 1204 Grand Avenue**

Mayor Pro-Tem Landy made a motion to approve Resolution 17-2020, as presented. Trustee Bjorkman seconded the motion. Town Clerk Thompson called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Landy	Aye
Trustee Southway	Aye
Trustee Bjorkman	Aye
Trustee Ratzmann	Aye
Trustee Arntson	Absent
Trustee Bruton	Aye

#### **Consideration of Ordinance 12-2020, an Ordinance amending Municipal Code 12-2-28 for the Accessory Use and Structures**

Trustee Bjorkman made a motion to approve Ordinance 12-2020, as presented. Mayor Pro-Tem Landy seconded the motion. Town Clerk Thompson called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Landy	Aye
Trustee Southway	Aye
Trustee Bjorkman	Aye
Trustee Ratzmann	Aye
Trustee Arntson	Absent
Trustee Bruton	Aye

#### **Consideration of Resolution 18-2020, a Resolution amending Personnel Guidelines use of Town Vehicles for official Town business**

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Trustee Southway made a motion to adopt Resolution 18-2020, a Resolution amending the Personnel Guidelines, to add part 18, use of vehicles for official Town business only. Revising section 18(a) to also include record keeping on a mileage log, to include time and place of travel, any stops that were made, purpose of travel and de minimus mileage reporting by the Internal Revenue Service requirements. Any passenger with no connection to official Town business must have prior approval by the employees Supervisor and the Supervisor will be required to initial each trip. Trustee Bruton seconded the motion. Town Clerk Thompson called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Landy	Aye
Trustee Southway	Aye
Trustee Bjorkman	Aye
Trustee Ratzmann	Aye
Trustee Arntson	Absent
Trustee Bruton	Aye

### **MANAGERS REPORT:**

The County has created a COVID-19 dashboard and I will send out the link to that dashboard which has stats and updates on the virus. I need to stress the fact that we only have two cases in the Grand Lake "area" which means we need to keep doing what we are doing and not lax on what we have been doing to contain this virus. Right now, Grand County is considered a high transmission risk, which can put our variance at risk. Continue to social distance, wear a mask, wash your hands and if you are sick, stay home and quarantine. We were notified today that the Corvette Show has been cancelled this summer due to the COVID-19 concerns and they will be coming back next summer.

### **MAYORS REPORT:**

I want to thank everyone for coming tonight. Last week was a great opportunity for our Trustees and our Community to share passion. Sharing passion with how we've gotten here, to share passion with where we're going and to remind everybody that we have to do it and get along. We all want the same thing for Grand Lake, it is a very, very special place. I'm a short timer, only 9 or 10 years, and I was reminded that at 30 years you get your first stripe, you don't get your third and I believe that there is some truth to that and some validation for that. Because, as important as it is to where we are going, we have to remember how we got here. I do not want any members of our community to feel like our Board and our Town is in any way trying to take away something that is so near and dear to everyone. We have fought as a Board over the last 4 years to ensure that the investment costs of keeping the Grand Lake Center open, has been kept open. This Board and numerous volunteers throughout our community has spent countless hours constantly improving and upgrading the Grand Lake Center to meet our community's needs. For anyone who chooses to listen to this in the future, I heard everybody and as your Mayor it is important to make sure that while we consider what is best for the entire Town of Grand Lake, that we can't forgive or forget the small neighborhoods and communities who have huddled together in the worst of times. Whether it's a severe winter, or an economic downturn, to ensure that Grand Lake is here today and tomorrow. You will see me as Mayor and this Board listen and consider all of the consequences of the positive actions and where they go. When we do something wrong, make sure you stand up and ensure that your voice is always heard.

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**ADJOURNMENT:** Trustee Bjorkman made a motion to adjourn the meeting. Mayor Pro-Tem Landy seconded the motion. Town Clerk Thompson called the vote:

Mayor Kudron	Aye
Mayor Pro-Tem Landy	Aye
Trustee Southway	Aye
Trustee Bjorkman	Aye
Trustee Ratzmann	Aye
Trustee Arntson	Absent
Trustee Bruton	Aye

This meeting of the Board of Trustees was adjourned at 7:25 PM.



*Jennifer Thompson*  
Jennifer Thompson, Town Clerk

*Steve Kudron*  
Steve Kudron, Mayor