



GRAND LAKE BOARD OF TRUSTEES MEETING MINUTES

Monday, June 22, 2026, at 6:00 PM

Town Hall Board Room – 1026 Park Avenue

*The Town of Grand Lake upholds the Six Pillars of Character:
Citizenship, Trustworthiness, Respect, Responsibility, Fairness and Caring*

7. Call to Order

Mayor Bergquist called the Board of Trustees meeting to order at 6:00 P.M. in the Town Hall Board Room.

8. Pledge of Allegiance

Mayor Bergquist led the Pledge of Allegiance.

9. Announcements

Mayor Bergquist requested that all cell phones be turned off during the meeting.

10. Roll Call

Present: Mayor Bergquist; Mayor Pro-Tem Arntson; Trustees Causseaux, Finch, Miller, Mills, and Schoenherr; Town Manager Kudron; and Town Clerk Carrell.

11. Conflicts of Interest

None.

12. Mayor's Report

Mayor Bergquist provided a brief community update, reminding residents to be aware of increased bear activity during the summer months. She noted that summer tourism brings increased traffic and encourages everyone to remain patient and welcoming toward visitors. Mayor Bergquist also expressed her excitement in welcoming two new Trustees to the Board.

13. Manager's Report

A. June 22, 2026

Finance

Manager Kudron reported that the OpenGov conversion has proceeded very smoothly, with a blackout week the week of June 15 during which accounts payable processing was reduced. The annual audit is wrapping up, with results to be presented at the July Board meeting. Financial reports for April and May will be produced in OpenGov and presented on July 13, 2026. April revenue was up 31% year over year, reflecting a town revenue increase of more than 5%, with strong May revenue anticipated. Budget discussions will begin the second week of August.

Code Enforcement

Manager Kudron noted that trash issues are increasing, and that trash attracts bears, making community cooperation essential. Permit enforcement remains active, and short-term rental (STR) license compliance is very good. Staff is considering integrating STR management and code enforcement into OpenGov when the iWorks system ends in December 2026, with further details to be provided during budget discussions.

Planning

No Planning Commission meeting was held on June 17, 2026. The 900 Grand project has been submitted for final permitting and will be on the July 30, 2026, agenda.

Public Works

Primary striping has been completed, with additional striping continuing through the week. Public Works also completed the asset inventory for the 2026 town valuation as part of the budget process.

Grand Lake Center

The Colorado Health Inspection passed with flying colors for the Summer Camp program. Continental Divide Trail (CDT) hikers are beginning to arrive in Grand Lake.

Marketing & Events

Staff attended the GCCTB Economic Summit (state demographer, Madden Media, Scenic Byways), CDT events in Winter Park including the Trails Day community hike and the Dark Sky event, and a crisis communications workshop in Denver with the CTO and Rockford Gray PR. Staff gave presentations to the Rotary Club (June 10) and the GCCTB Board (June 18), and met with GCCTB/Madden Media, Lupine, Pixel and Pine, the CDT Coalition, and Grand County Scenic Byways. Media coverage included the Denver Post, Denver Gazette, Out There Colorado, and MSN.com. A guidebook has been ordered, with a digital copy published on GGL.com. Summer events were submitted to the CTO Passport and America 250 calendars, and a CTO crew will visit in July to film a promotional video for the social media co-op.

Intergovernmental

The new recycling center is now open Saturdays from 9:00 a.m. to 12:00 p.m., and the early opening has been very successful. The Town is working with the Lift on special July 4th service to Grand Lake. Grand Lake received the Energy Impact Award. The Town continues to work with Grand Lake Fire on the wildfire plan, and staff has submitted a draft policy to the Fire Chief for review.

Marina

Wind has hurt early-season rentals. Staff completed the asset inventory for the Marina.

Water

No changes to operations were reported. Sarah Clements recently completed the USFS Wildland Decision Support Systems setup for the Town; data collected last year has been integrated into the system.

Space to Create

Final inspections have passed at the town and county level, with the state manufactured home inspection anticipated the week of the 22nd. Second-round interviews are scheduled for July 10; there are currently five qualified applicants.

Updates & Upcoming

Upcoming events include the Board of Trustees Annual Retreat (June 30–July 2, 2026) and the July 4th fireworks, thirty minutes past sunset. Additional event information, including Rocky Mountain Folk School classes, is available on the Town's website.

The next Board meeting is scheduled for July 13, 2026.

14. Public Comments (Limited to 3 Minutes)

Greg Finch, 2032 Grand Avenue- Mr. Finch commented on the Town marquee, asking whether it would be illuminated to improve its visibility and appearance for those driving through Town. Staff confirmed that lighting is included.

John Rourke, 1015 Mountain Avenue- Mountain Avenue, requested that second homeowners and local businesses maintain their properties by cutting weeds and keeping areas used for business operations or parking clean and orderly. Mr. Rourke noted that property maintenance enforcement is taken seriously in other communities and encouraged similar attention to property upkeep in Town.

Bradley Hilton 517 Shadow Mountain Drive- Mr. Hilton noted that he had provided comments during the previous meeting regarding the proposed guidelines and did not see those comments reflected in the meeting minutes presented for approval. He requested that the Town review the minutes and consider whether his comments should be included. Staff clarified that meeting minutes are a record of action and that public comments are typically included when they pertain to quasi-judicial matters.

David Dahman, 20 County Road 4435- Mr. Dahman introduced himself as a seasonal resident and expressed concerns regarding the Leatherwood development project after observing excavation activity on Lakeview

Avenue. He stated his belief that the project would negatively impact the Town and questioned whether it aligned with Town guidelines and approval requirements. Mr. Dahman requested additional information regarding the project's approval process, including meeting history, minutes, and related discussions. Staff advised that he may submit a CORA request through the Town's website to obtain available records. Mayor Berquist explained that the project has been ongoing for approximately two and a half years and has undergone extensive review through Planning Commission and Town Hall meetings.

15. Consent Agenda

A. Meeting Minutes- June 8, 2026

B. Accounts Payable- June 22, 2026

Trustee Schoenherr moved to approve the Production Booking Contract between the Town of Grand Lake and Troublesome Group LLC for entertainment production services for the 79th Annual Buffalo Days event scheduled for August 15, 2026, at Gene Stover Park in Grand Lake, Colorado, in the amount of \$40,000.00; authorize the Town Manager to execute the contract on behalf of the Town; and approve the June 22, 2026, Consent Agenda. Trustee Miller seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Schoenherr	Aye
Trustee Causseaux	Nay
Trustee Miller	Aye
Mayor Pro-Tem Arntson	Aye
Mayor Bergquist	Aye

16. Items of Discussion

A. Appointment of Two Trustees to Fill Vacant Seats on the Board of Trustees

During the 4:30 p.m. Board of Trustees workshop, the Board interviewed candidates for the vacant Trustee positions. Town Clerk Carrell collected the Trustees' votes by anonymous ballot. Following the collection and review of the ballots, Greg Finch and Dennis Mills were declared appointed to serve the remainder of the vacant terms, which expire at the next municipal election in April 2028. Mayor Bergquist administered the Oath of Office to Mr. Finch and Mr. Mills, after which they were seated as members of the Board of Trustees.

B. Consideration of Approval of a Special Event Permit Application and Resolution 50-2026 — Grand Lake Area Historical Society "Annual Meeting," July 7, 2026

Trustee Miller motioned to approve the special event permit application and Resolution 50-2026, a resolution setting certain fees for the Grand Lake Area Historical Society's "Annual Meeting" event to be held July 7, 2026. Trustee Schoenherr seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Miller	Aye
Trustee Finch	Aye
Trustee Schoenherr	Aye
Trustee Mills	Aye
Trustee Causseaux	Aye
Mayor Pro-Tem Arntson	Aye
Mayor Bergquist	Aye

C. Consideration of Approval of a Special Event Permit Application and Resolution 51-2026 — Kevin's Outreach for Local Emergencies Fund "Arts & Crafts Fair," July 10–12, 2026

Mindy Nelson, 771 County Road 464- was present on behalf of the Kevin's Outreach for Local Emergencies Fund.

Trustee Causseaux motioned to approve the special event permit application and Resolution 51-2026, a resolution setting certain fees for Kevin's Outreach for Local Emergencies Fund "Arts and Crafts Fair" event to be held July 10, 2026, through July 12, 2026. Trustee Schoenherr seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Mills	Aye
Trustee Miller	Aye
Trustee Causseaux	Aye
Trustee Schoenherr	Aye
Trustee Finch	Aye
Mayor Pro-Tem Arntson	Aye
Mayor Bergquist	Aye

D. Consideration of Approval of a Special Event Permit Application and Resolution 52-2026 — Rocky Mountain Classics – ACBS "The Grand Lake Boat Show," July 17–18, 2026

Greg Finch, was present on behalf of the Rocky Mountain Classics-ACBS.

Mayor Pro-Tem Arntson motioned to approve the special event permit application and Resolution 52-2026, a resolution setting certain fees for the Rocky Mountain Classics- ACBS "The Grand Lake Boat Show" event to be held July 17, 2026, through July 18, 2026. Trustee Schoenherr seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Mills	Aye
Trustee Finch	Abstain
Trustee Miller	Aye
Trustee Schoenherr	Aye
Trustee Causseaux	Aye
Mayor Pro-Tem Arntson	Aye
Mayor Bergquist	Aye

E. Consideration of Approval of a Special Event Permit Application and Resolution 53-2026 — Kevin's Outreach for Local Emergencies Fund "Arts & Crafts Fair," August 7–9, 2026

Mindy Nelson, 771 County Road 464- was present on behalf of the Kevin's Outreach for Local Emergencies Fund.

Trustee Causseaux motioned to approve the special event permit application and Resolution 53-2026, a resolution setting certain fees for Kevin's Outreach for Local Emergencies Fund "Arts and Crafts Fair" event to be held August 7, 2026, through August 9, 2026. Trustee Schoenherr seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Mills	Aye
Trustee Miller	Aye
Trustee Causseaux	Aye
Trustee Schoenherr	Aye
Trustee Finch	Aye
Mayor Pro-Tem Arntson	Aye
Mayor Bergquist	Aye

F. Resolution 54-2026: Supplemental Budget and Appropriation – Capital Improvement Fund, Fiscal Year 2025

Presented by Town Treasurer, Stephanie Rhone.

Trustee Causseaux motioned to adopt Resolution 54-2026, approving the supplemental budget and appropriation for the capital improvement fund for fiscal year 2025. Trustee Schoenherr seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Finch	Abstain
Trustee Causseaux	Aye
Trustee Schoenherr	Aye
Trustee Miller	Aye
Trustee Mills	Aye
Mayor Pro-Tem Arntson	Aye
Mayor Bergquist	Aye

G. Comprehensive Municipal Code Review — First Reading of Proposed Amendments to Chapters 4, 7, and 12

Town Code Enforcement/Permit Technician Brian Kracke presented proposed amendments to the Town Code, including requirements related to inspection reports upon the purchase of a property and the transferability of short-term rental licenses. The Board discussed the potential requirement for annual fire inspections of long-term rental properties and the possibility of implementing additional business license fees. Staff will bring the proposed amendments and related matters back before the Board for further discussion and consideration of approval.

H. Authorization to Execute Comcast/Xfinity Communities Cable and Internet Service Agreement and Grant of Easement for Space to Create Grand Lake (1128 Park Ave)

Trustee Schoenherr motioned to approve the Xfinity Communities Service Agreement between the Town of Grand Lake and Comcast Cable Communications Management, LLC for cable television, internet, and voice services at the Space to Create Grand Lake project located at 1128 Park Ave, Grand Lake, Colorado, and to authorize the Town Manager to execute the agreement and any related documents on behalf of the Town. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Causseaux	Aye
Trustee Schoenherr	Aye
Trustee Miller	Aye
Trustee Finch	Aye
Trustee Mills	Aye
Mayor Pro-Tem Arntson	Aye
Mayor Bergquist	Aye

I. Surplus Declaration and Transfer of Town-Owned eBike to Volunteer Dark Sky Lighting Inventory Consultant — Contingent on Grant Compliance

Trustee Schoenherr moved to declare the town-owned Aventon Aventure 2 Step-Through eBike and accessories surplus property, to authorize transfer of said property to Kimberly White in recognition of her volunteer Dark Sky lighting inventory services, with the Town to receive \$50.00 from Ms. White as payment for the bike, contingent on confirmation of grant compliance, and to direct the Town Manager to take all necessary steps to complete the transfer in accordance with applicable law. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Schoenherr	Aye
Trustee Mills	Aye
Trustee Miller	Aye
Trustee Finch	Aye
Trustee Causseaux	Aye
Mayor Pro-Tem Arntson	Aye
Mayor Bergquist	Aye

17. Future Items for Consideration

- Skijoring Workshop

18. EXECUTIVE SESSION PURSUANT TO C.R.S. 24-6-402(4)(b) AND (e) TO DETERMINE THE TOWN'S POSITION ON A MATTER SUBJECT TO NEGOTIATION AND TO RECEIVE LEGAL ADVICE FROM THE TOWN ATTORNEY ON SPECIFIC LEGAL QUESTIONS ALL RELATED TO A PARCEL OF PROPERTY OWNED BY THE TOWN

Trustee Causseaux moved to enter into executive session pursuant to C.R.S. § 24-6-402(4)(b) and (e) to determine the Town's position on a matter subject to negotiation and to receive legal advice from the Town Attorney regarding specific legal questions, all related to a parcel of property owned by the Town. Trustee Miller seconded the motion. Town Clerk Carrell called for a vote, and the motion passed unanimously.

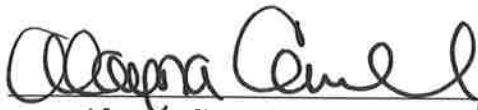
Mayor Bergquist brought the Board out of executive session and back on the record at 8:33 pm.

19. Adjourn Meeting

Trustee Miller moved to adjourn the meeting, seconded by Trustee Causseaux. Town Clerk Carrell called for a vote; the motion passed unanimously.

This meeting of the Board of Trustees was adjourned at 8:33 PM.

(Attest)


Alayna Carrell, Town Clerk




Christina Bergquist, Mayor