



GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING MINUTES

Monday, June 08, 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*

1. Call to Order

Mayor Bergquist called the Board of Trustees meeting to order at 6:05 P.M. in the Town Hall Board Room.

2. Pledge of Allegiance

Mayor Bergquist led the Pledge of Allegiance.

3. Announcements

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

4. Roll Call

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

5. Conflicts of Interest

None.

6. Mayor's Report

Mayor Bergquist welcomed the Board and public back following a month without a regular meeting, noting that summer has officially arrived in Grand Lake. She remarked on the transformation of the Town's year-round population of approximately 400 residents into a major tourism destination, expressing enthusiasm for the vibrancy of the local business community. The Mayor noted that the Town currently has 18 restaurants open, with a 19th anticipated within the coming month, and encouraged residents and visitors alike to support local businesses, recognizing the significant time, effort, and financial investment made by business owners in the community.

Mayor Bergquist recognized Town Clerk Alayna Carrell, CMC, for her to the 2026 Municipal Clerk Honor Roll and for completing her training with the International Institute of Municipal Clerks, noting her exceptional dedication to the Town and her role.

The Mayor highlighted two ribbon cuttings that took place that day, one at the Folk School and one for the Lift Bus service, and encouraged county residents, seasonal workers, and tourists to take advantage of the free transit service for biking and hiking access. She also referenced the beach

event held the previous Saturday on Grand Lake, describing it as a great community gathering.

Mayor Bergquist concluded by encouraging everyone to check the Town's event calendar, remain positive, smile, and be patient with service industry workers as the busy summer season gets underway.

7. Manager's Report

A. June 8, 2026

Town Manager Steve Kudron presented his report for the period ending June 22, 2026, covering updates across all Town departments.

Finance & Administration. The Town completed the OpenGov financial system conversion during a blackout week of June 15; the transition was reported to have gone very smoothly. Accounts payable volume was lower than usual due to the blackout period. 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 at the July 13, 2026 Board meeting. April revenue was up 31% year over year, with overall town revenue increasing more than 5%. A strong May is anticipated. Budget discussions are scheduled to begin the second week of August.

Code Enforcement & Planning. Trash-related issues are increasing, with staff noting that improper trash disposal poses a significant bear safety concern and that community cooperation is essential. Permit enforcement is active and short-term rental license compliance is reported as very good. Staff is considering integrating STR management and code enforcement functions into OpenGov when the current iWorks system expires in December 2026, with more details to follow during budget discussions. On the planning side, there was no Planning Commission meeting on June 17, 2026. The 900 Grand project has submitted for final permitting and is scheduled for the July 30, 2026 agenda.

Public Works & Marina. Primary road striping has been completed, with additional striping continuing through the current week. Public Works staff also completed the asset inventory for the 2026 town valuation as part of the budget process. At the Marina, early season rentals have been negatively impacted by wind conditions. Marina staff completed the asset inventory for that facility as well.

Grand Lake Center & Water. The Grand Lake Center passed its Colorado Health inspection for the Summer Camp program. Continental Divide Trail hikers are beginning to arrive in Grand Lake. On the water side, there are no changes to operations. Water staff member Sarah Clements recently completed the USFS Wildland Decision Support

Systems setup for the Town, integrating data collected in the prior year into the system.

Marketing & Events. Staff attended the Grand County Colorado Tourism Board Economic Summit, featuring the state demographer, Madden Media, and Scenic Byways. Staff also attended Continental Divide Trail events in Winter Park, including Trails Day and a Dark Sky event, as well as a crisis communications workshop in Denver with the Colorado Tourism Office and Rockford Gray PR. Presentations were made to the Rotary Club on June 10 and the GCCTB board meeting on June 18. Meetings were held with GCCTB/Madden Media, Lupine, Pixel and Pine, CDT Coalition, and Grand County Scenic Byways. Media coverage was received in the Denver Post, Denver Gazette, Out There Colorado, and MSN.com. The Town's Guidebook has been ordered and a digital copy published on GrandLakeColorado.com. Summer events have been submitted to the CTO passport and America 250 calendars. A Colorado Tourism Office crew will visit in July to film a promotional video for social co-op.

Intergovernmental & Space to Create. The new recycling center is open, operating Saturdays from 9:00 AM to 12:00 PM, with a very successful early opening. The Town is working with the Lift on special July 4th service to Grand Lake. Grand Lake received the Colorado Energy Impact Award. The Town is actively collaborating with Grand Lake Fire on the wildfire plan; staff has submitted a draft policy to the Fire Chief for review. Regarding Space to Create, final inspections have been passed at both the town and county level. The project is awaiting a state manufactured home inspection during the week of June 22. Second-round interviews are scheduled for July 10, with five qualified applicants currently in the pool.

Upcoming. Upcoming events include the Board Retreat June 30 through July 2, 2026, and the July 4th Fireworks thirty minutes past sunset. The next regular Board meeting is July 13, 2026.

8. Public Comments (Limited to 3 Minutes)

Elaine Menardi, 381 County Road 4421- Ms. Menardi expressed her concerns about the boardwalk's accessibility for individuals with disabilities.

John Mickey Rourke, 1015 Mountain Avenue- Mr. Rourke expressed concern regarding the waiver of fees associated with special event permits.

Michael Sobon, 829 Grand Avenue- Mr. Sobon commented on the upcoming state-mandated wildfire resiliency building code changes scheduled to take effect July 1. He noted that the Board and staff had spent

significant time discussing downtown design standards and expressed concern that the new code's exterior material requirements may conflict with the community's desired historic character and design preferences. He referenced a recent article outlining how Grand County municipalities are responding to the state requirements and stated that the Town has not publicly discussed the code updates. Mr. Sobon questioned the Town's position of defaulting to the County's implementation approach and expressed concern that such a decision had been communicated without prior Board discussion or direction.

9. Consent Agenda

A. Accounts Payable- June 8, 2026

B. Meeting Minutes- May 11, 2026

Trustee Causseaux moved to approve the June 8, 2026, Consent Agenda, excluding the \$20,000.00 Buffalo Days deposit. Trustee Schoenherr seconded the motion, and Town Clerk Carrell called for a vote.

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

10. Items of Discussion

A. Appointment to the Grand Lake Planning Commission – Isaac Elliott

Presented by Town Clerk Carrell.

Trustee Schoenherr motioned to appoint Isaac Elliott to the Grand Lake Planning Commission. Trustee Causseaux seconded the motion, and Town Clerk Carrell called for a vote.

Mayor Bergquist administered the oath of office to Mr. Elliott.

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

B. QUASI-JUDICIAL PUBLIC HEARING- Marijuana License Renewal - Verts Neighborhood Dispensary, 525 Grand Avenue

Presented by Town Clerk Carrell.

Dan Rowland, owner of Verts Neighborhood Dispensary, was present to answer questions.

Mayor Bergquist opened the public hearing; no public comment was made. Public hearing was closed.

Trustee Causseaux motioned to approve the marijuana license renewal for Verts Grand Lake LLC, d/b/a Verts Neighborhood Dispensary, located at 525 Grand Avenue, for the license period commencing July 1, 2026.” Trustee Schoenherr seconded the motion, and Town Clerk Carrell called for a vote.

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

C. QUASI-JUDICIAL PUBLIC HEARING: Consideration of a Special Event Liquor Permit Application and Resolution No. 49-2026 Waiving the Special Event Liquor Permit Fee for the Grand Lake Area Historical Society's "Community Picnic"
Presented by Town Clerk Carrell.

Mayor Bergquist opened the public hearing; no public comment was made. Public hearing was closed.

Trustee Schoenherr motioned to approve the Special Event Liquor Permit application and Resolution 49-2026, waiving the \$100.00 Special Event Liquor Permit fee for the Grand Lake Area Historical Society’s “Community Picnic,” to be held on August 9, 2026, from 5:30 p.m. to 8:30 p.m. at Smith-Eslick Cottage Court, 725 Lake Avenue. Trustee Miller seconded the motion, and Town Clerk Carrell called for a vote.

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

D. Eagle's Nest Wilderness Ranch – Special Event Permit Application and Fee Waiver – Resolution 43-2026

Gretchen Reynolds, 747 County Road 4480- was present on behalf of Eagle’s Nest Wilderness Ranch.

Trustee Causseaux motioned to approve the Special Event Permit Application and approve Resolution 43-2026, a Resolution setting certain fees for the Eagle’s Nest Wilderness Ranch “Soaring Eagle’s Mini Golf Tournament” event to be held June 13, 2026. Mayor Pro-Tem Arntson seconded the motion, and Town Clerk Carrell called for a vote.

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

E. Mountain Family Center – Special Event Permit Application and Fee Waiver – Resolution 44-2026

Tina Decker, 150 County Road 6427 was present on behalf of Mountain Family Center.

Trustee Causseaux motioned to approve the Special Event Permit Application and approve Resolution 44-2026, setting certain fees for Mountain Family Center’s “9th Annual Spirit Polar Plunge” event to be held June 14, 2026. Trustee Schoenherr seconded the motion, and Town Clerk Carrell called for a vote.

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

F. Colorado AeroLab – Special Event Permit Application and Fee Waiver – Resolution 45-2026

Elaine Menardi was present on behalf of AeroLab.

Trustee Causseaux motioned to approve the Special Event Permit Application and approve Resolution 45-2026, a resolution setting certain fees for Colorado AeroLab’s “Ducks Outta Water” event to be held June 20, 2026. Trustee Schoenherr seconded the motion, and Town Clerk Carrell called for a vote.

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

G. Grand Lake Yacht Club Sailing Foundation – Special Event Permit Application and Fee Waiver – Resolution 46-2026

Trustee Schoenherr motioned to approve the Special Event Permit Application and approve Resolution 46-2026, a resolution setting certain fees for the Grand Lake Yacht Club Sailing Foundation’s “Colorado Laser/ILCA Championship” event to be held June 26-28, 2026. Trustee Causseaux seconded the motion, and Town Clerk Carrell called for a vote.

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

H. Colorado Chili Pod LLC – Special Event Permit Application and Fee Waiver – Resolution 47-2026

Trustee Causseaux motioned to approve the Special Event Permit Application and approve Resolution 47-2026, a resolution setting certain fees for Colorado Chili Pod LLC’s “42nd Annual State of Colorado Chili Championship” event to be held June 27, 2026. Trustee Miller seconded the motion, and Town Clerk Carrell called for a vote.

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

I. Adoption of Town of Grand Lake Brand Guidelines – 2026 Edition

Trustee Schoenherr motioned to adopt the Town of Grand Lake Brand Guidelines- 2026 Edition as the official brand standards for the Town of Grand Lake, Go Grand Lake, Headwaters Marina, and Grand Lake Center, and to direct staff to apply these standards across all Town-produced and Town-authorized branded materials. Trustee Causseaux seconded the motion, and Town Clerk Carrell called for a vote.

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

J. Consideration of OLRT Grant Application – CDT Gateway Park Acquisition, 110 Hancock Street

Trustee Schoenherr moved to direct Town staff to work with the Grand County Open Lands, Rivers, and Trails program and the private landowners to pursue the purchase of the property at 110 Hancock Street for use as a Continental Divide Trail gateway park, and to return to the Board with any agreements or formal approvals required to complete the acquisition. Mayor Pro-Tem Arntson seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Causseaux	Nay
Trustee Schoenherr	Aye

Trustee Miller	Aye
Mayor Pro-Tem Arntson	Aye
Mayor Bergquist	Aye

K. Colorado Energy Office Local IMPACT Accelerator Grant – Consulting Contract Approval with Antero Group, LLC

Mayor Pro-Tem Arntson moved to approve the Consulting and Implementation Services Contract between the Town of Grand Lake and Antero Group, LLC for the Grand Lake Accelerator Grant Project in the amount of \$2,135,000 and to authorize the Mayor to execute the contract on behalf of the town. Trustee Miller seconded the motion, and Town Clerk Carrell called for a vote.

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

L. Portal Crossing Subdivision – Developer Reimbursement Request, 505 Grand Avenue

The Board reviewed and discussed the Portal Crossing reimbursement request. Discussion included the project timeline, Town-requested design modifications, engineering and drainage requirements, supporting documentation, reimbursement eligibility, potential funding sources, and possible precedent for future reimbursement requests. Staff and the applicant responded to questions from Board members regarding the requested costs and project approvals.

Michael Sobon, 829 Grand Avenue- Mr. Sobon expressed concerns regarding the reimbursement request and requested additional documentation supporting the expenses claimed. He questioned whether the submitted invoices clearly distinguished costs associated with public right-of-way improvements from costs related to the private development. He also raised concerns about drainage performance on the site and noted that approving reimbursement could establish a precedent for similar requests in the future. Mr. Sobon encouraged the Board to carefully review the documentation and consider the long-term implications of approving the reimbursement request.

Trustee Miller moved to approve reimbursement to the developer of the Portal Crossing Subdivision in the amount of \$117,692.96, representing the net additional expenses incurred as a result of the Town's direction to modify the originally approved civil drawings, and to authorize the Town Manager to execute any documents necessary to effectuate said payment. Trustee Schoenherr seconded the motion, and Town Clerk Carrell called for a vote.

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

M. Portal Crossing Subdivision – Request to Release LERP Units for Market Rate Sale

This item was tabled until the June 22, 2026 Board of Trustees meeting.

N. Adoption of Resolution 48-2026 – Water Conservation Policy

Trustee Causseaux moved to move to adopt Resolution 48-2026, establishing a Water Conservation Policy for the Town of Grand Lake, and to direct Town staff to develop and return to the Board with specific implementation details, including rate structures, enforcement mechanisms, and any associated ordinance amendments necessary to effectuate the policy. Trustee Schoenherr seconded the motion, and Town Clerk Carrell called for a vote.

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

O. Antero Group, LLC – Consultant Services Contract Approval – Grand Lake Housing Action Plan (HPLN H26-066)

Trustee Schoenherr moved to approve the Consultant Services Contract between the Town of Grand Lake and Antero Group, LLC for the Grand Lake Housing Action Plan and Comprehensive Plan Elements (HPLN H26-066), in the lump sum amount of \$90,000, and to authorize the Mayor to execute the contract on behalf of the Town. Trustee Causseaux seconded the motion, and Town Clerk Carrell called for a vote.

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

P. Authorization to Issue Request for Proposals – Town Attorney Services

Mayor Pro-Tem Arntson moved to authorize Staff to issue a Request for Proposals for Town Attorney services and to manage the procurement process in accordance with the Town's adopted procurement policies, with Staff to return to the Board of Trustees with a recommendation no later than the August 26, 2026, regular meeting. Trustee Miller seconded the motion, and Town Clerk Carrell called for a vote.

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

Q. Federal Lands Access Program (FLAP) Grant Application – East Inlet Boat Ramp Rehabilitation

Trustee Causseaux moved to authorize the Town Manager to prepare and submit a Federal Lands Access Program (FLAP) grant application for rehabilitation of the East Inlet boat ramp on behalf of the Town of Grand Lake, and to take all necessary actions in furtherance of that application. Trustee Miller seconded the motion, and Town Clerk Carrell called for a vote.

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

11. Future Items for Consideration

- To be determined.

12. 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 9:12 PM.




Alayna Carrell, Town Clerk


Christina Bergquist, Mayor