



Board of Trustees Workshop and Meeting Agenda

Monday, August 24, 2026 at 4:30 p.m.

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

Please join my meeting from your computer, tablet or smartphone.

<https://us06web.zoom.us/j/81330740471>



You can also dial in using your phone.

United States: 719-359-4580

Meeting ID: 813 3074 0471

Work Session 4:30 p.m.

2. Call to Order
3. Roll Call
4. Conflicts of Interest
5. Items of Discussion
 - A. Grand Lake Priorities

Evening Meeting 6:00 p.m.

7. Call to Order
8. Pledge of Allegiance
9. Announcements
10. Roll Call
11. Conflicts of Interest

- 12. Mayor's Report**
- 13. Manager's Report**
 - A. August 24, 2026
- 14. Public Comments (Limited to 3 Minutes)**
- 15. Consent Agenda**
 - A. Meeting Minutes
 - July 27, 2026
 - B. Accounts Payable
- 16. Financial Review**
 - A. June 2026 Sales Tax Report
- 17. Items of Discussion**
 - A. Consideration of Approval of a Special Event Permit Application and Resolution No. 75-2026 — Shadowcliff Mountain Lodge, "Shadowcliff Artist Residency Showing," September 11, 2026
 - B. Review and Discussion of the 2027 Budget Calendar — Key Dates and Required Board Actions
- 18. Future Items for Consideration**
- 19. Adjourn Meeting**



MEETING AGENDA

Client:	Town of Grand Lake, CO
Subject:	Board Workshop: General Priorities & Housing Study
Date:	Monday, August 24, 2026
Time:	4:30PM MST
Location:	Grand Lake Town Hall

OBJECTIVES

- Review progress on the Town’s priorities, including accomplishments, the status of remaining priority items, and potential new priorities.
- Gather feedback on housing development concepts for Center Drive and the Matthew’s Property.
- Identify key next steps and opportunities to advance priority projects, including the Accelerator Grant, MMOF, and other initiatives underway.

AGENDA

- **Introductions**
- **Grand Lake Priorities Strategy Memorandum**
 - Accomplishments
 - Review status of remaining priorities
 - High
 - Medium
 - Low
 - New priorities
- **Grand Lake Affordable Housing Study Overview**
- **Housing Development Concepts**
 - Center Drive
 - Matthew’s Property
 - Scenario 1: Medium-density housing development
 - Scenario 2: Resort with low-density housing
 - Scenario 3: Resort with high-density housing
- **Looking Forward**
 - Housing Action Plan
 - Accelerator Grant
 - MMOF
 - Additional projects

MEETING RESOURCES

- Grand Lake Priorities Strategy Memorandum Excerpts
- Housing Development Concepts

Town of Grand Lake Priorities Strategy Memorandum

January 2025



Prioritization Matrix

The purpose of the Prioritization Matrix is to communicate the Town's priorities in a clear and usable way. The Matrix is organized by the six categories identified at the start of the project: Community, Economic Development, Environment, Housing, Infrastructure, and Policy. The Matrix includes the priority actions identified by Grand Lake, priority level, project lead, potential partners, grants and resources, and notes. The following actions and priority levels were determined by the Town of Grand Lake in the workshops and follow-up meetings:

	Action	Priority Level
Community	Grand Lake Center & Open Space	High
	Lakeside Park	High
	Pioneer Garden Park	High
	Family and child support	High
	Preschools	Medium
	Kid-friendly features	Medium
	Attract next generation residents	Medium
	Livable wages	Low
	Youth programs	Low
	Baseball diamond use	Low
	More indoor courts (softball, tennis, etc)	Low
	Increase volunteerism	Low
	Professional services	Low
	In-home senior support	Low
Economic Development	Optimize seasonal events (signature events, etc)	High
	Promote balanced lodging options	High
	Form public-private partnerships	High
	Rocky Mountain National Park Gateway	High
	Year-round economy	Medium
	Business diversification	Medium
	Business transition planning	Medium
	Stabilize restaurant mix	Low
	Pharmacy	Low
	Promote RMNP events	Low

Highcurrent project or
immediate need**Medium**

should be addressed soon

Lowsomething that could be
addressed later

	Action	Priority Level
Environment	Develop Thomasson Park	High
	Preserve water quality	High
	Grand Lake recreation access	High
	Improve trail access and connection (snowmobile and ATV access)	High
	Improve access to the lake	High
Housing	Space to Create	High
	Workforce Housing	High
	Matthew's Annexation	Low
	Senior Housing	Low
	Missing middle housing	Low
Infrastructure	600 Mary Drive (Gateway)	High
	Emergency System - NOAA - Communications	High
	Public Works	Medium
	Lake Front Parking Lot	Medium
	Community House at Town Square	Medium
	Manage peak demands on utilities	Medium
	Road and bridge repair	Medium
	Signage/Wayfinding	Medium
	ADA improvements/compliance	Medium
	Bike trails in town	Medium
Policy	Zoning update	High
	Clarify and refine zoning and development policies	High
	Code and policy enforcement	High
	Resource support for local businesses	Medium
	Development incentives	Low

Partners have been identified for each action item, as well as some potential project leads. Funding and technical resources have also been identified for most actions. The complete Prioritization Matrix can be found in **Appendix B** and a list of funding resources is in **Appendix G**.

Recommended Next Steps

After review and feedback from stakeholders, a total of 49 actions were identified by the Town of Grand Lake and included in the Prioritization Matrix. Twenty of those actions were marked as “high priority” by Grand Lake. These projects are at various stages of development, which influences when they should be addressed. The high priority projects are as follows:

High Priority Action Items	Notes
Grand Lake Center & Open Space	Initiate project development
Lakeside Park	Identify pressure points and address challenges
Pioneer Garden Park	Prepare lease with Creative District
Family and child support	Assess impact of new County lodging tax
Optimize seasonal events	Identify and promote most successful signature events
Promote balanced lodging options	Assess current lodging capacity
Form public-private partnerships	Solidify current relationships and identify new opportunities for partnerships
Rocky Mountain National Park Gateway	Submit EDA grant application
Develop Thomasson Park	Initiate wetland restoration as recommended by the Grand Lake Stormwater Management Plan
Preserve water quality	Assess current water quality to determine preservation needs and next steps
Grand Lake recreation access	Identify trails and recreation that can be promoted to visitors impacted by RMNP’s reservation system
Improve trail access and connection	Assess current conditions and determine necessary improvements
Improve access to the lake	Determine feasibility of adding a trail around the lake, improvements to the beach area, and launch areas for kayaks
Space to Create	Engage development team
Workforce Housing	Develop policies and identify committed locations to cultivate workforce housing
600 Mary Drive (Gateway to Grand Lake)	Review and implement 2022 recommendations from S.H.I.P. Pre-Development Assistance planning study
Emergency System NOAA Communications	Work with with KFFR and KUNO on emergency communication plan
Zoning update	Verify zoning mapping and guidelines align with current vision
Clarify and refine zoning and development policies	Provide more specificity and clarity to maintain community character in new construction, e.g. clarify “Western feel”
Code and policy enforcement	Define clear code enforcement protocols

Prepared by:



Antero Group

Antero Group

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TOWN OF GRAND LAKE

MANAGER REPORT

TO
Mayor & Trustees

FROM
Steve Kudron, Town Manager

DATE
August 24, 2026

Department Notes

Finance

- Reconciliation in OpenGov continues. This item has become a sticking point in the successful ability to run meaningful reports.
- Our previous accounting contractor's practice of batching departmental revenues instead of individual transactions has been tedious to say the least
- June revenue is down 1% over 2025. Our year-over-year revenue is still well up.
- Budget workshops begin 2nd week of September.

Planning

- Next Planning meeting is September 2, 2026
- The Ranger Station project has stalled. The property is for sale
- Several land use code changes are moving through the Planning Commission.

Grand Lake Center

- Summer camps have completed successfully.
- CDT hikers are camping and using facilities in Grand Lake.
- With many summer residents and visitors in Town, the GLC facilities are being used more than ever.

Intergovernmental

- New recycling center— Saturdays 9:00 AM–12:00 PM. Very successful continuing.
- We are in final contracting with the CDOT Grant
- CEO grant – we are awaiting the contract. EPA changes have impact on the verbiage of the contract
- Submission for FLAP grants are due 8/31/26. We are applying for the

Code Enforcement

- Please keep trash covered and locked. The dry weather is causing the bears and raccoons to seek fresh food
- Code revisions continue
- August has continued to be very busy with parking compliance.
- ROW parking enforcement has been very successful.

Public Works

- Randy Lewis has celebrated his 30th year work anniversary with the Town of Grand Lake. CONGRATULATIONS!
- Our weekend trash pickups have been exceptionally large. We collect July 4th type trash most weekends.
- A big Shoutout to the entire crew for their efforts during Buffalo Days. The PW team put in long hours to ensure a safe fun and clean event!

Marketing & Events

- Buffalo Days was a huge success! The visitors and locals had a great time over the three days of activities! Friday saw an enhance concession stand for the movie – Saturdays park fun was great and the music experience had folks dancing all day and night. Sunday Cowboy Church and the Cowpoke Parade was again a highlight for all. Thanks to the entire team for their efforts on another terrific event.
- The Corvette Club's Pets and Vettes show saw a record attendance this weekend.

Marina

- Many of our summer staff are leaving and returning to school.
- The Marina will be closed on Wednesdays and Thursdays for the remainder of the season
- The marina is hoping to stay open through the first weekend of October.

Water

- renovation of the East Inlet use area with the Bureau of Reclamation
- OLRT Grant submission is due by August 31, 2026. All the private parties have made the necessary financial commitments.
- No changes to operations.
- Our well pumps continue to cause troubles

Admin

- Grant Year end is in full swing
- We are completing the overhaul of our personnel guidelines.
- Digitation of Town Records continues
- Our transition to a new attorney has gone smoothly. There are many items needing transfer between firms as well as new templates for forms etc.

Space to Create

- Residents continue to move in and new applications are being vetted.
- Expect the Grand Opening ceremony September 14, 2026

Updates & Upcoming

Upcoming Events

- Board retreat to schedule in October
- Constitution Week is September 14-22, 2026

For events and Rocky Mountain Folk School classes, visit the Town's website

Next Board Meeting

September 14, 2026



GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING MINUTES

Monday, July 27, 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 6:13 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, Finch, Miller, Mills, Schoenherr; Town Manager Kudron; and Town Clerk Carrell.

5. Conflicts of Interest

None.

6. Mayor's Report

Mayor Bergquist reported that she could not believe July was already coming to an end and noted that the Town was nearing the conclusion of the busy summer season. She expressed appreciation to residents and visitors for their kindness and consideration during a busy period marked by increased traffic and activity. Mayor Bergquist noted that the Town's restaurants had been open and thriving and that it had been wonderful to see the community happy and joyful. She encouraged everyone to finish July strong and looked forward to the upcoming month of August.

7. Manager's Report

A. July 27, 2026

Finance

Water billing was expected to be completed during the week of July 30, with bills scheduled to be mailed during the first week of August. All financial operations are now being managed through OpenGov, and staff training has begun on the reporting and billing modules. Planning fees for development through the second quarter of 2026 have also been billed.

Planning

Code changes remain ongoing. The 900 Grand development has cleared the planning process and was scheduled to be presented to the Board at this meeting. The Town is also seeking a new member for the Planning Commission. The new onsite program, with Ayres present during planning weeks, has been successful, and the Grand Lake Center will remain unchanged.

Intergovernmental

The recycling program continues to gain momentum, with the recycling cans filling quickly and additional capacity requested. The Town is awaiting the final signature on the Water Clarity MOU. Plans are also underway to move the Grand Places 2050 cohort into a more active stage.

Code Enforcement

Efforts continue to remove trailers from the Town's rights-of-way. Staff are also actively addressing trash violations and encouraging proper trash storage to protect wildlife and the community.

Public Works

The Town continues to receive positive feedback regarding the appearance of the parks, flowers, and Town Hall. The Town Manager expressed appreciation to Hilly Lawn for their continued hard work.

Marketing & Events

The Town continues to experience strong engagement across its website and social media channels. The Buffalo Days Blitz was anticipated to begin soon, and with events occurring nearly every weekend, staff continue to maintain the momentum and activity associated with the busy summer season.

Marina

The marina continues to experience record-setting days. Staff drawdown was scheduled to occur that week, and while revenues remain strong, the marina will be working to maintain its level of service with fewer staff members.

Administration

Staff continue to stay ahead of the numerous reporting, planning, and state fiscal reporting obligations due during this time of year.

8. Public Comments (Limited to 3 Minutes)

Jim Cervenka, 236 Lakeview Drive- Mr. Cervenka commented on the recent roadway striping at the entrance to Town. He noted the limited shoulder available for pedestrians, cyclists, and individuals pushing strollers when entering Town, compared to the wider shoulder available when exiting. He encouraged the Town to consider adjusting the striping

to provide additional shoulder space and improve safety for pedestrians and cyclists entering Town.

Judy Eberly, 671 County Road 4946- Mrs. Eberly commended Town staff for the quality and clarity of the materials prepared for the meeting and specifically recognized Alayna Carrell for her work. She expressed concern that, in addition to considering the financial and budgetary aspects of upcoming discussions, the Board should also consider how proposed decisions may affect residents and community organizations. Mrs. Eberly referenced the Rotary Club's longstanding contributions to the community and encouraged the Board to consider the broader community impact when negotiating or making decisions involving local organizations and events.

Jennifer Brown, 421 Park Avenue- Ms. Brown commented on traffic and pedestrian safety concerns associated with private events and increased activity in the downtown area. She described confusion and congestion caused by one-way streets, alleyways, and vehicles navigating the 900 block and surrounding intersections. She noted that the situation can become dangerous for both drivers and pedestrians, particularly near the stop sign by Blue Water Bakery and along routes used by people walking to and from the lake. Ms. Brown suggested that additional signage, including signage clarifying street access and business-only areas, could help reduce congestion and prevent vehicles from entering areas where they may have difficulty exiting. She encouraged the Town to consider improvements to traffic flow, signage, and pedestrian movement, particularly with upcoming events expected to increase activity in the area.

9. Consent Agenda

A. Accounts Payable

Trustee Miller moved to approve the consent agenda for July 27, 2026. Trustee Finch 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

The motion passed with a vote of 7–0.

10. Financial Review

A. May 2026 Sales Tax Reports

Presented by Town Treasurer, Stephanie Rhone.

11. Items of Discussion

A. Grand Lake Skijoring Funding Request

The Board discussed the Grand Lake Skijoring event and the Town's potential financial and in-kind support for the 2027 event. Staff clarified that the total Town contribution could include both direct funding and in-kind costs, including public works services, fuel, water, special event fees, and other Town resources. The Board also discussed the event's economic and cultural impact, particularly its ability to attract visitors and generate activity during the winter season, while considering the impact on Town staff and infrastructure.

The applicants, Delphine and Steve Eytel, reported receiving \$25,000 from the tourism board and approximately \$98,000 from sponsors for the previous event and outlined plans to increase sponsorships and develop additional revenue sources, including alcohol sales and VIP packages, with the goal of reducing reliance on Town funding in future years.

Board members generally expressed support for continuing the event but discussed the appropriate level of Town investment. The Board emphasized the importance of clear funding terms, post-event financial and attendance reporting, coordination with Town staff, and maintaining appropriate permits and insurance. The Board also discussed the importance of preserving the community and cultural aspects of the event while ensuring that the event remains manageable for the Town's infrastructure and staff.

Trustee Schoenherr motioned to approve a contribution of \$80,000 to Grand Lake Skijoring for the 2027 event, to be appropriated from the budget, subject to the conditions outlined in Motion E. Trustee Finch seconded the motion. Town Clerk Carrell called for a vote:

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

The motion failed with a vote of 3–4.

Trustee Causseaux then motioned to approve a contribution of \$100,000 to Grand Lake Skijoring for the 2027 event, to be appropriated from the marketing budget, subject to the conditions outlined in Motion E. Mayor Pro-Tem Arntson seconded the motion. Town Clerk Carrell called for a vote:

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

The motion passed with a vote of 5–2.

B. Grand Lake Skijoring Special Event Permit Application and Resolution 61-2026

Presented by Event Manager, Sarah Weekes.

Trustee Causseaux motioned to approve the special event permit application and Resolution 50-2026, setting certain fees for the Grand Lake Skijoring “Grand Lake Skijoring” event to be held January 29, 2027, through January 31, 2027. Trustee Schoenherr seconded the motion, and Town Clerk Carrell called for a vote.

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

The motion passed with a vote of 5–2.

C. Town of Grand Lake Special Event Permit Application and Resolution 68-2026

Presented by Event Manager, Sarah Weekes.

Trustee Causseaux motioned to approve the special event permit application and Resolution 68-2026, setting certain fees for the Town of Grand Lake’s “79th Annual Buffalo Days” event, to be held August 14, 2026, through August 16, 2026. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

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

The motion passed with a vote of 7–0.

D. Grand Lake Area Historical Society Special Event Permit Application and Resolution 69-2026

Presented by Event Manager, Sarah Weekes.

Jim Cervenka was present on behalf of Grand Lake Area Historical Society.

Trustee Causseaux motioned to approve the special event permit application and Resolution 69-2026, setting certain fees for the Grand Lake Area Historical Society “9th Annual Community Picnic” event, to be held August 9, 2026. Trustee Schoenherr seconded the motion, and Town Clerk Carrell called for a vote.

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

The motion passed with a vote of 7–0.

E. Colorado Corvette Club Special Event Permit Application and Resolution 70-2026

Presented by Event Manager, Sarah Weekes.

Mike Krieger was present on behalf of the Colorado Corvette Club.

Trustee Schoenherr motioned to approve the special event permit application and Resolution 70-2026, setting certain fees for Colorado Corvette Club “Grand Lake Corvette Show” event to be held August 22, 2026. Mayor Pro-Tem Arntson seconded the motion, and Town Clerk Carrell called for a vote.

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

The motion passed with a vote of 7–0.

**F. Quasi Judicial- Approval of a Special Event Liquor Permit Application and Resolution
No. 65-2026 – Fraser Valley Community Media Inc., “Buffalo Days: Movie in the Park”**
Presented by Town Clerk Carrell.

Morgan Colin was present on behalf of Fraser Valley Community Media Inc.

Mayor Bergquist opened the public hearing. No public comment was received. The public hearing was subsequently closed

Trustee Causseaux motioned to approve the special event liquor permit application and Resolution 65-2026, setting certain fees for the Fraser Valley Community Media Inc. special event, “Buffalo Days: Movie in the Park,” to be held on August 14, 2026, from 5:00 p.m. to 11:00 p.m. at Grand Lake Town Park, 1026 Park Avenue. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

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

The motion passed with a vote of 7–0.

**G. Quasi Judicial- Approval of a Special Event Liquor Permit Application and Resolution
No. 66-2026 – Fraser Valley Community Media Inc., “Buffalo Days: Cornhole
Tournament”**

Presented by Town Clerk Carrell.

Morgan Colin was present on behalf of Fraser Valley Community Media Inc.

Mayor Bergquist opened the public hearing. No public comment was received. The public hearing was subsequently closed.

Trustee Causseaux motioned to approve the special event liquor permit application and Resolution 66-2026, setting certain fees for the Fraser Valley Community Media Inc. special event, “Buffalo Days: Cornhole Tournament,” to be held on August 15, 2026, from 8:00 a.m. to 5:00 p.m. at Grand Lake Town Park, 1026 Park Avenue. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Mills	Aye
Trustee Schoenherr	Aye
Trustee Causseaux	Aye

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

The motion passed with a vote of 7–0.

H. Quasi Judicial- Approval of a Special Event Liquor Permit Application and Resolution No. 67-2026 – Fraser Valley Community Media Inc., “Buffalo Days: Lakefront Music Festival”

Presented by Town Clerk Carrell.

Morgan Colin was present on behalf of Fraser Valley Community Media Inc.

Mayor Bergquist opened the public hearing. No public comment was received. The public hearing was subsequently closed.

Trustee Causseaux motioned to approve the special event liquor permit application and Resolution 67-2026, setting certain fees for the Fraser Valley Community Media Inc. special event, “Buffalo Days: Lakefront Music Festival,” to be held on August 15, 2026, from 5:00 p.m. to 11:00 p.m. at Gene Stover Lakefront Park, 1101 Lake Avenue. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

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

The motion passed with a vote of 7–0.

I. Quasi-Judicial- Final Development Plan- 900 Grand Avenue Mixed-Use Development (Resolution 71-2026)

Emily Weber of Ayres Associates presented Resolution 71-2026 for the final development plan for a proposed mixed-use development at 900 Grand Avenue. The applicants, Kaylee and Will Wallesen, propose to replace the existing building with a three-story structure consisting of approximately 2,000 square feet of commercial space on the first floor and two residential units on the upper floors.

Ms. Weber noted that the project meets applicable zoning and dimensional requirements. Four residential parking spaces are required, and the final plan provides two garage spaces and two surface spaces, along with

required snow storage. The parking configuration was modified from the preliminary plan due to alley easement considerations.

Applicants, Will and Kaylee Wallesen, 2011 County Road 5, were present.

Mayor Bergquist opened the public hearing. No public comment was received. The public hearing was subsequently closed.

Trustee Finch motioned to approve Resolution 71-2026, a resolution to approve the Final Development Plan for a new mixed-use commercial and residential development located at 900 Grand Avenue. Trustee Causseaux seconded the motion, and Town Clerk Carrell called for a vote.

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

The motion passed with a vote of 7–0.

J. Working Session- Colorado Wildfire Resiliency Code (CWRC): Review of Draft Adoption Ordinance and Recommended Local Modifications

The Board discussed updates to CWRC management and alignment with county requirements, including the distribution of a change matrix and Exhibit A to assist with local code modifications. Discussion included proposed flexibility for remodeling older homes, including allowances for increased building footprints beyond state model code limitations and potential cost reductions associated with material compliance.

The Board also discussed the procedural requirements for adopting uniform codes by reference, including the requirement for two readings and applicable public notice. Additional discussion addressed building inspection and fire safety requirements for older properties, as well as clarifications to utility and occupancy exemptions, including a change from “at least 50 feet” to “more than 50 feet” to align with existing code language.

12. Future Items for Consideration

- To be determined.

13. Adjourn Meeting

Mayor Pro-Tem Arntson moved to adjourn the meeting, seconded by Trustee Finch. Town Clerk Carrell called for a vote; the motion passed unanimously.

This meeting of the Board of Trustees was adjourned at 8:57 PM.

(Attest)

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor



TOWN OF GRAND LAKE STAFF REPORT

TO: Mayor Bergquist & Town Trustees

FROM: Stephanie Rhone, Treasurer

DATE: AUG. 24, 2026

ACTION TYPE: ☒ Action Requested ☐ Information Only

RE: Accounts Payable — August 24, 2026

BACKGROUND

Pursuant to standard procedure, the Town Board of Trustees reviews and approves accounts payable at each Board meeting.

FISCAL NOTE

The accounts payable documentation was distributed to the Board via email on August 19, 2026, for review.

STAFF RECOMMENDATION

Staff recommends approval of the accounts payable as presented.

SUGGESTED MOTION

I move to approve (or deny) the accounts payable for August 24, 2026.

1% SALES TAX CASH FLOW REPORT

TOWN OF GRAND LAKE

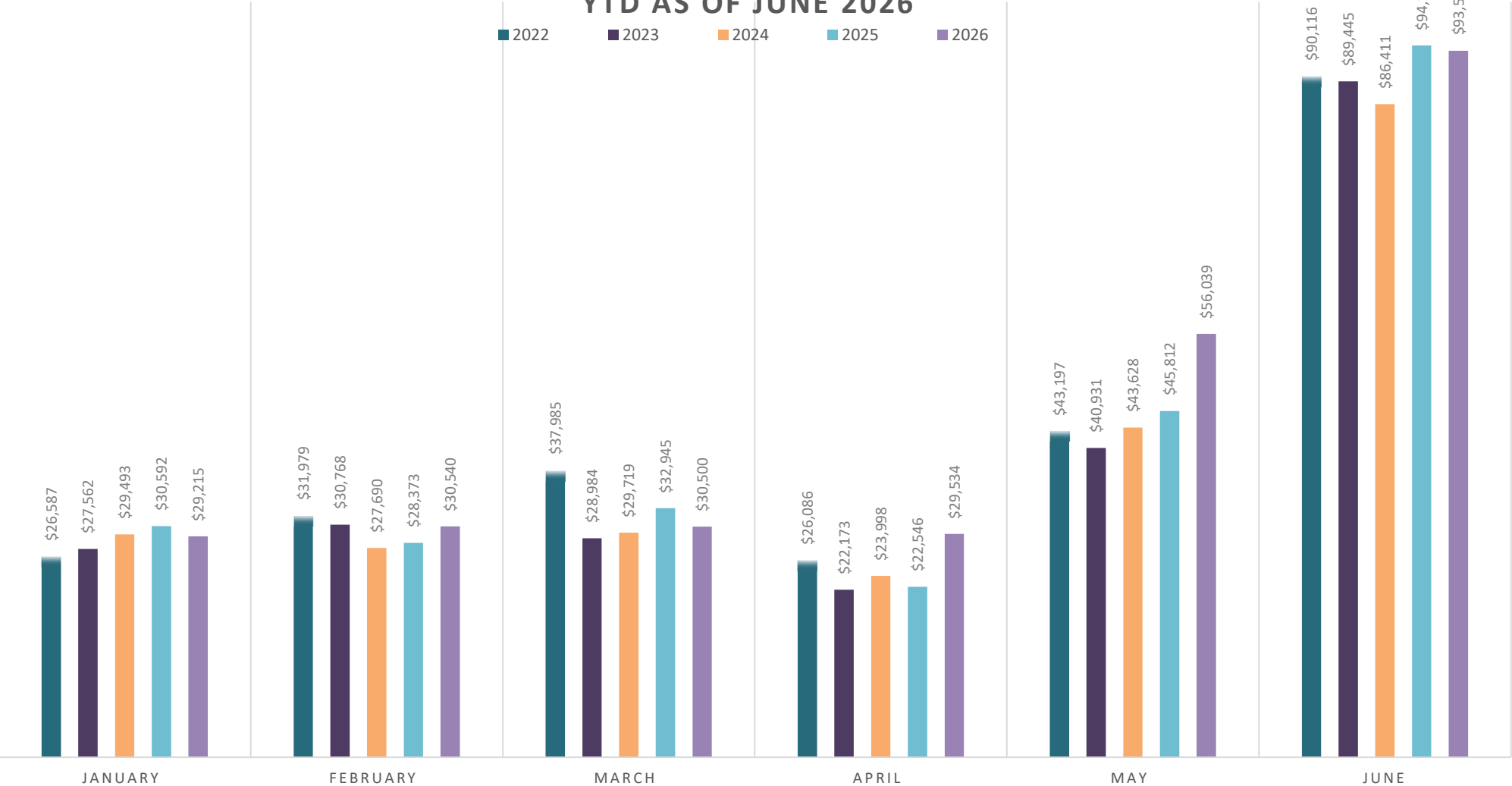
FISCAL YEAR 2026

Sales Month	2026	2025	2024	2023	2022
January	\$ 29,215	\$ 30,592	\$ 29,493	\$ 27,562	\$ 26,587
February	\$ 30,540	\$ 28,373	\$ 27,690	\$ 30,768	\$ 31,979
March	\$ 30,500	\$ 32,945	\$ 29,719	\$ 28,984	\$ 37,985
April	\$ 29,534	\$ 22,546	\$ 23,998	\$ 22,173	\$ 26,086
May	\$ 56,039	\$ 45,812	\$ 43,628	\$ 40,931	\$ 43,197
June	\$ 93,503	\$ 94,183	\$ 86,411	\$ 89,445	\$ 90,116
July	\$ -	\$ 123,125	\$ 120,355	\$ 123,192	\$ 118,102
August	\$ -	\$ 93,143	\$ 99,190	\$ 94,695	\$ 92,350
September	\$ -	\$ 85,453	\$ 78,736	\$ 82,197	\$ 81,119
October	\$ -	\$ 41,168	\$ 41,389	\$ 39,996	\$ 45,327
November	\$ -	\$ 25,760	\$ 24,992	\$ 25,122	\$ 25,249
December	\$ -	\$ 37,214	\$ 32,285	\$ 33,503	\$ 32,366
Total	\$ 269,331	\$ 660,314	\$ 637,886	\$ 638,569	\$ 650,464

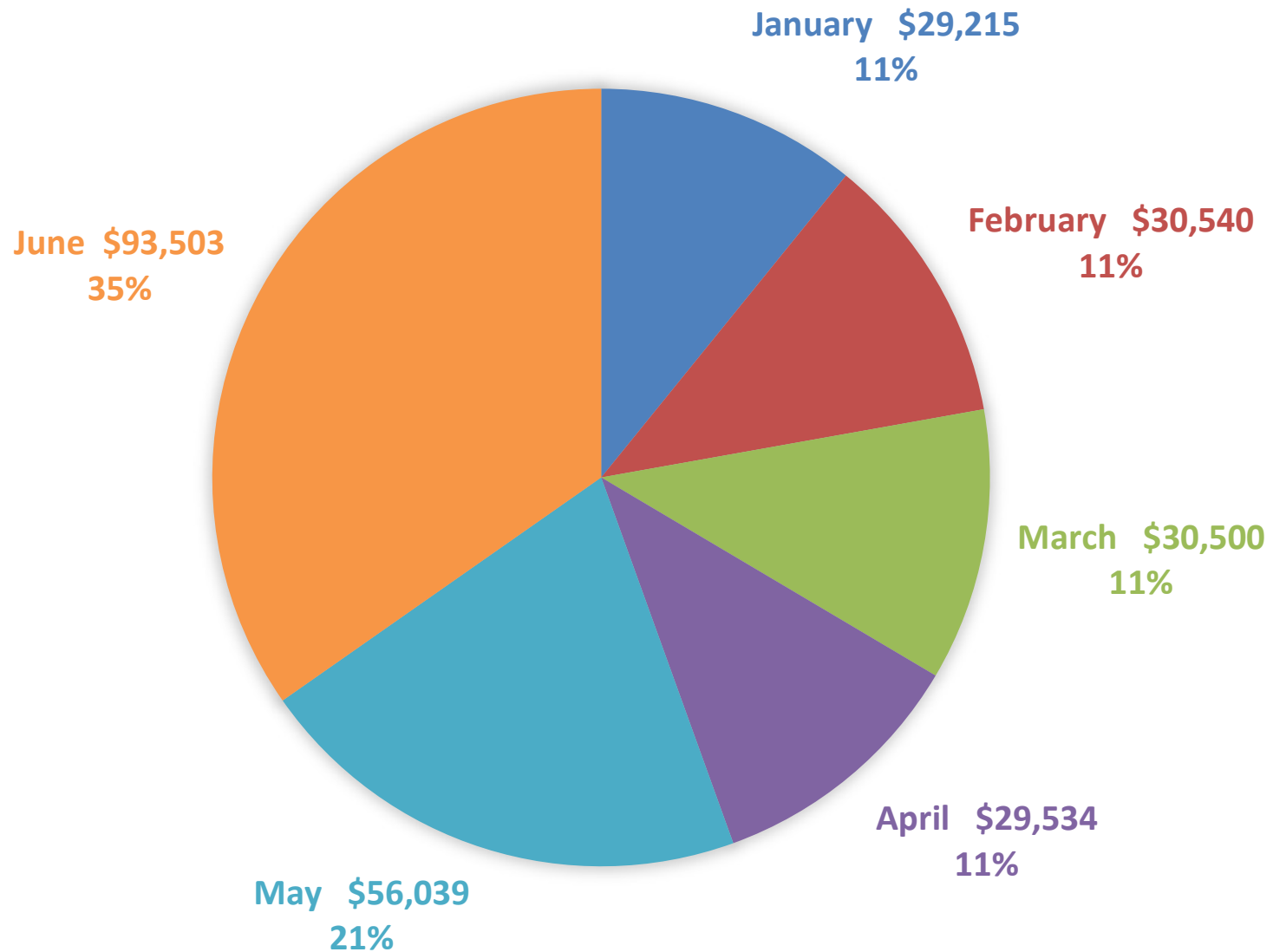
YTD Comparison	2026	2025	2024	2023	2022
Annual Budget	\$ 580,000	\$ 580,000	\$ 580,000	\$ 584,250	\$ 615,252
YTD Actual	\$ 269,331	\$ 660,314	\$ 637,886	\$ 638,569	\$ 650,464
Year to Date % of Budget	46.44%	113.85%	109.98%	109.30%	105.72%
\$ Change from Prior Year to Date	\$ 14,880	\$ 22,428	\$ (683)	\$ (11,895)	\$ 19,600
% Change from Prior Year to Date	5.85%	3.52%	-0.11%	-1.83%	3.11%

1% SALES TAX REVENUE
CAPITAL IMPROVEMENT FUND
YTD AS OF JUNE 2026

2022 2023 2024 2025 2026



YTD MONTHLY SALES TAX REVENUE AS OF JUNE 2026 (1% SALES TAX)



4% SALES TAX CASH FLOW REPORT

TOWN OF GRAND LAKE

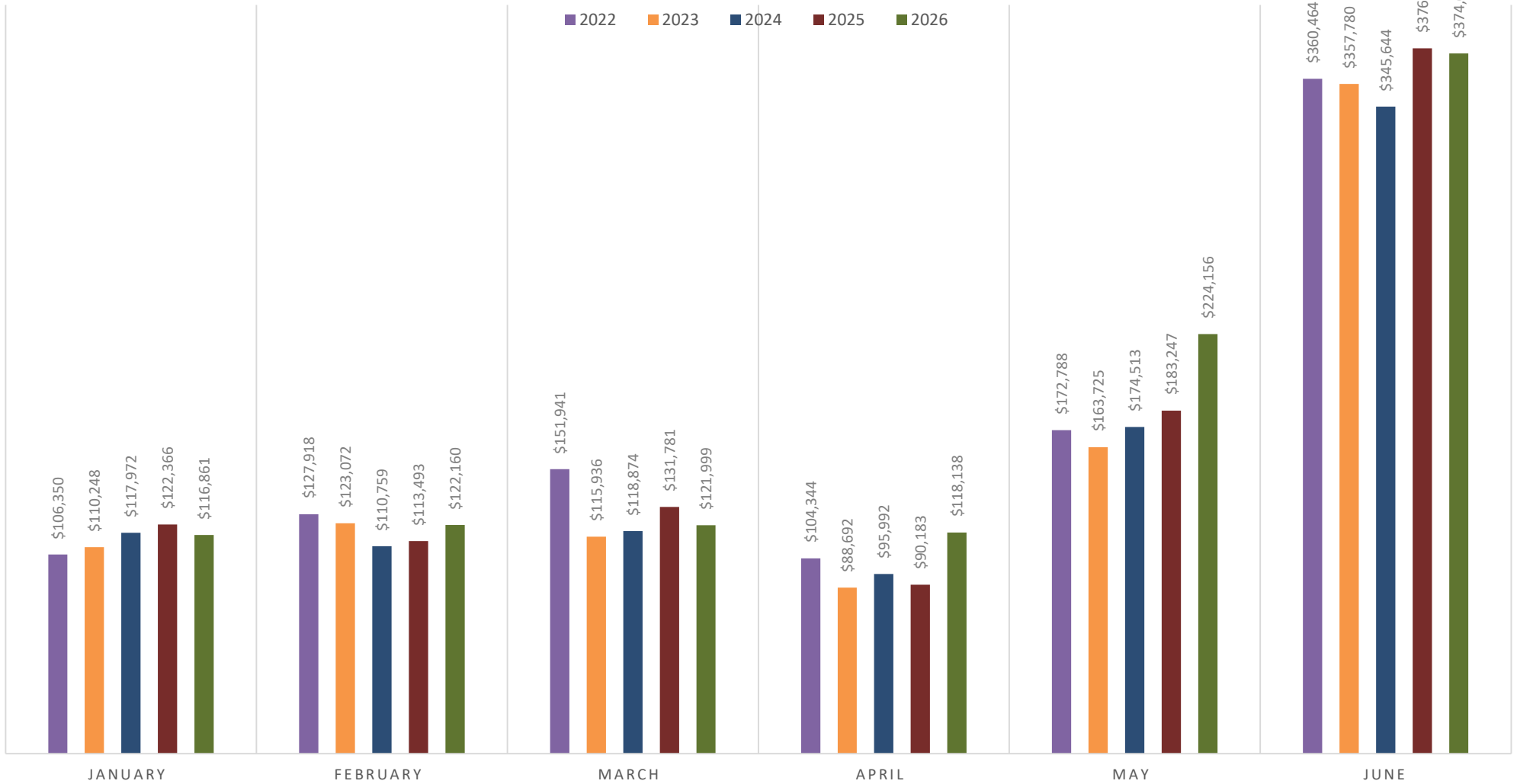
FISCAL YEAR 2026

Sales Month	2026	2025	2024	2023	2022
January	\$ 116,861	\$ 122,366	\$ 117,972	\$ 110,248	\$ 106,350
February	\$ 122,160	\$ 113,493	\$ 110,759	\$ 123,072	\$ 127,918
March	\$ 121,999	\$ 131,781	\$ 118,874	\$ 115,936	\$ 151,941
April	\$ 118,138	\$ 90,183	\$ 95,992	\$ 88,692	\$ 104,344
May	\$ 224,156	\$ 183,247	\$ 174,513	\$ 163,725	\$ 172,788
June	\$ 374,011	\$ 376,734	\$ 345,644	\$ 357,780	\$ 360,464
July	\$ -	\$ 492,500	\$ 481,419	\$ 492,768	\$ 472,409
August	\$ -	\$ 372,571	\$ 396,761	\$ 378,782	\$ 369,399
September	\$ -	\$ 341,814	\$ 314,945	\$ 328,788	\$ 324,475
October	\$ -	\$ 164,671	\$ 165,557	\$ 159,985	\$ 181,308
November	\$ -	\$ 103,041	\$ 99,969	\$ 100,490	\$ 100,997
December	\$ -	\$ 148,857	\$ 129,140	\$ 134,012	\$ 129,464
Total	\$ 1,077,324	\$ 2,641,257	\$ 2,551,546	\$ 2,554,277	\$ 2,601,855

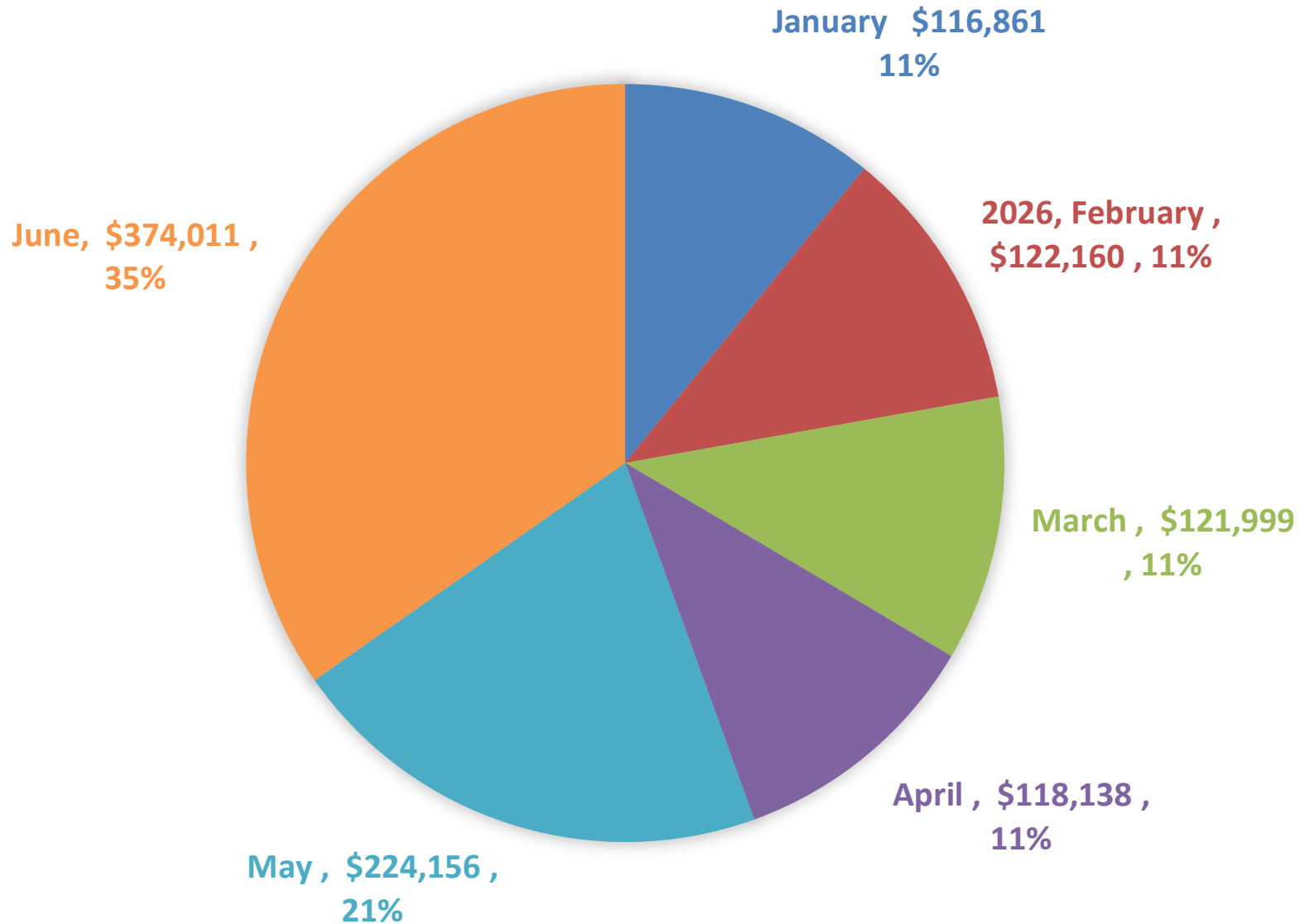
YTD Comparison	2026	2025	2024	2023	2022
Annual Budget	\$ 2,619,354	\$ 2,384,727	\$ 2,337,968	\$ 2,337,968	\$ 2,461,018
YTD Actual	\$ 1,077,324	\$ 2,641,257	\$ 2,551,546	\$ 2,554,277	\$ 2,601,855
Year to Date % of Budget	41.13%	110.76%	109.14%	109.25%	105.72%
\$ Change from Prior Year to Date	\$ 59,521	\$ 89,711	\$ (2,731)	\$ (47,578)	\$ 78,401
% Change from Prior Year to Date	5.85%	3.52%	-0.11%	-1.83%	3.11%

4% SALES TAX REVENUE GENERAL FUND YTD AS OF JUNE 2026

■ 2022 ■ 2023 ■ 2024 ■ 2025 ■ 2026



YTD MONTHLY SALES TAX REVENUE AS OF JUNE 2026 (4% SALES TAX)



Month	2024	2025	% (2025 vs 2024)	2026	% (2026 vs 2025)
Jan	147,464.89	152,958.12	3.73%	146,075.67	-4.50%
Feb	138,449.27	141,866.35	2.47%	152,700.35	7.64%
Mar	148,592.71	164,726.03	10.86%	152,498.81	-7.42%
Apr	119,990.18	112,728.50	-6.05%	147,671.91	31.00%
May	218,141.51	229,058.18	5.00%	280,194.58	22.32%
Jun	432,055.40	470,917.20	8.99%	467,514.19	-0.72%
Jul	601,774.10	615,625.18	2.30%		
Aug	495,950.97	465,713.20	-6.10%		
Sep	393,680.73	427,267.12	8.53%		
Oct	206,946.01	205,838.35	-0.54%		
Nov	124,961.38	128,801.39	3.07%		
Dec	161,425.18	186,071.62	15.27%		



TOWN OF GRAND LAKE STAFF REPORT

TO: Mayor Bergquist & Town Trustees **FROM:** Sarah Weekes, Event Manager

DATE: August 27, 2026

ACTION TYPE: ☒ Action Requested ☐ Information Only

RE: Consideration of Approval of a Special Event Permit Application and Resolution No. 75-2026 — Shadowcliff Mountain Lodge "Shadowcliff Artist Residency Showing" Event, September 11, 2026

BACKGROUND

Shadowcliff is a nonprofit organization founded as a place of retreat and renewal. It is a non-religious organization with a deep spiritual core, a mountain sanctuary with a mission to hold space for individual and collective transformation. Shadowcliff was founded in 1956 by Patt and Warren Rempel, who began with two lots along the North Inlet stream and, over the following decades, built the lodge incrementally with the help of hundreds of student volunteers from around the world. The Rempels retired in 2000, and Shadowcliff became an independent 501(c)(3) nonprofit in 2022, taking full ownership of the property in 2023. Located just outside Grand Lake on the western edge of Rocky Mountain National Park, the lodge hosts a two-week Artist Residency each September, bringing together nationally recognized interdisciplinary artists working in visual art, music, performance, research, and writing. The residency culminates in a free, all-ages public practice-sharing event, like this one, where residents present their work and join a moderated conversation with the community.

On September 11, 2026, all are invited to the Shadowcliff Artist Residency Showing. This event will be held at the Grand Lake Community House. Artists in residence at Shadowcliff Mountain Lodge will each have a presentation or performance surrounding their field. Admission is by choice, with a suggested donation starting at \$5 per person.

Shadowcliff Mountain Lodge has submitted a Special Event Permit application for its upcoming event and is requesting that the Board of Trustees waive the associated fees due to its nonprofit status:

- Special event permit fee in the amount of **\$250.00**
- Community House rental fees for the requested dates in the amount of **\$300.00**
- Community House AV equipment rental fees for the requested dates in the amount of **\$200.00**

REVIEW CONSIDERATIONS

Pursuant to Municipal Code Section 11-6-3(C): Special Event Permit Application Review and Approval, the Board of Trustees shall consider the following factors prior to approval of a Special Event Permit:

- (a) The predominant use of the primary facility being used; and
- (b) The proposed event and the event hours; and
- (c) Neighborhood compatibility; and
- (d) Effect of the proposed event on the community; and
- (e) The Town's anticipated cost in staff time and equipment use; and
- (f) The benefit to non-profit from the event; and
- (g) The benefit to local businesses from the event; and
- (h) Duplication of services or sale items; and
- (i) Nature of the past event issues or similar past event issues.

FISCAL NOTE

In 2026, the Board of Trustees has not yet waived fees for Shadowcliff Mountain Lodge.

SUGGESTED MOTION

I move to approve (or deny) the Special Event Permit application and Resolution No. 75-2026, setting certain fees for Shadowcliff Mountain Lodge, "Shadowcliff Artist Residency Showing" event, to be held September 11, 2026.

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 75-2026**

**A RESOLUTION SETTING CERTAIN FEES FOR SHADOWCLIFF MOUNTAIN
LODGE “SHADOWCLIFF RESIDENCY ARTIST SHOWING” EVENT TO BE HELD
ON SEPTEMBER 10, 2026**

WHEREAS, Shadowcliff Mountain Lodge has scheduled a special event, Shadowcliff Residency Artist Showing, September 10, 2026; and,

WHEREAS, the fee for a special event application is set at \$250, the rental fee for the Community House for the scheduled time is set at \$300, the rental fee for the Community House AV Equipment for the scheduled time is set at \$200; and,

WHEREAS, the Board of Trustees has the authority pursuant to Colorado State Statute § 31-15-901 (1) (c) and Section 2-3-2 of the Municipal Code to adopt a resolution waiving the Town fee; and,

WHEREAS, upon consideration of staff comments and discussion amongst the Board members themselves, the Board concluded that waving the facility rental fees and the special event application fee is in the best interests of the Town and its citizens;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO THAT:

1. The Board of Trustees hereby waives the special event permit application fee for Shadowcliff Mountain Lodge *Shadowcliff Residency Artist Showing* event to be held September 10, 2026.
2. The Board of Trustees further waives the Commnity House rental fee and the Community House AV Equipment Rental Fee associated with the event for the scheduled dates.

**DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF
THE TOWN OF GRAND LAKE THIS 24TH DAY OF AUGUST 2026.**

Votes Approving:
Votes Opposing:
Votes Abstaining:
Absent:

(SEAL)

ATTEST:

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor



TOWN OF GRAND LAKE STAFF REPORT

TO: Town of Grand Lake Board of Trustees

FROM: Steve Kudron, Town Manager

DATE: 8/10/2026

ACTION TYPE: ☐ Action Requested ☒ Information Only

RE: Budget Season 2027

BACKGROUND

Each year the Town Manager is tasked with presenting the Board of Trustees a comprehensive budget. This process begins in July of each year culminating in the approval of budget for the next fiscal year.

For the 2027 fiscal year, I am asking the Board to consider several items that will have an impact on the budget.

- Completion of the entryway park/garden at Grand and Center. Match funds to support a \$300k project.
- Consideration to pave Portal Rd with slurry overlay — request match dollars from County.
- Extensive striping on secondary as well as primary roads.
- In-town pavement projects.
- Grant match expenditures.
- Potential new staff positions (admin/water/public works/marketing).
- Lakeside boardwalk renovations.
- Other items yet to be determined.

The budget process will change this year. Each department head will access the budget module in OpenGov as well as trustees to work through different scenarios. Please be patient as we deploy this important new technology.

While the current revenues show a modest increase over 2025, I will be using the revenue numbers budgeted for 2026 as the starting point. As we get the numbers for July and August, I may need to revise the number downward slightly. I welcome your input as we dive in the fiscal budget season.



TOWN OF GRAND LAKE

2027 BUDGET CALENDAR

Required Date	Board Meeting	Action	C.R.S. Cite
2026			
Aug 25		Assessor sends preliminary Certification of Values	39-5-121(2)
Oct 15	Sept. 28	Budget Officer submits proposed budget to Board of Trustees (BOT)	29-1-105
Sep 29		BOT publishes “Notice of Budget”	29-1-106(1)
	Oct. 12	BOT Workshop 1 for budget; BOT sets Public Hearing for Nov. 9	—
	Oct. 26	BOT Workshop 2 for budget	—
	Nov. 9	Budget Public Hearing	—
	Nov. 23	Board of Trustees adopts 2027 Budget; prepare Budget Adoption Resolution, Appropriation Resolution, and Property Tax Levy Resolution	—
Dec 10		Assessor sends Final Certification of Values	39-1-111(5)
Dec 15		Certify mill levy to Board of County Comm. (BOT must adopt budget prior to certification of mill levy)	29-1-108(2),(3)
2027			
Jan 31		Certified copy of budget to Division of Local Government	29-1-113(1),(3)
June 21		2026 Audit submitted to Board of Trustees	29-1-606(1)(a)
July 31		Audit submitted to State Auditor	29-1-606(3)