



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