



**Above:** On Feb. 12, at the Palmer Lake Board of Trustees meeting, new board member Nick Ehrhardt was sworn in. Ehrhardt was appointed to fill the vacancy left when Karen Stuth resigned from the board. From left are Mayor Glant Havenar, Town Manager Dawn Collins, and Ehrhardt and his family. *Photo by Jackie Burhans.*

tal expenditures were reduced in November from a total of nearly \$350,000 to about \$120,000. He again asked about the difference between the \$83,000 YTD for capital expenditures vs. the \$248,000 balance noted in the 2023 budget. Thirdly, he said the spreadsheet provided by Collins detailing ARPA expenditures did not match the budget summaries.

Normally the board and staff do not respond directly to public comments. However, Havenar encouraged Collins to do so over Farr's objection. Collins noted that there are monthly adjustments and that not all invoices are available immediately, saying they won't have final figures until the audit as they are still addressing 2022 funds. She noted that there can also be human errors and that ARPA funds are not treated as typical revenue and can only be spent for specific reasons. She suggested that Mosely look into municipal accounting and talk to the auditor.

Padgett then asked to have Mosely's questions answered, including one he provided in writing about municipal code that was removed. Collins noted that she had previously provided the original code, the red line changes, and the new code to the board and could not speak to what was done under a different administrator, different lawyer, and mostly different board. Farr indicated that the board direction was to answer the questions raised by Mosely.

**STR policy reviewed**

Collins told the board there are 48 STRs licensed in Palmer Lake: 22

are owner-occupied and 26 are non-owner-occupied. She recommended that future requests for STR licenses that will use an accessory dwelling unit require a conditional use permit in addition to an STR license, which would require the Planning Commission and the Board of Trustees to review the license request. Accessory dwelling units are not addressed in the zoning code, she said. Collins also proposed reducing the number of STR licenses the town will grant due to complaints by residents that their neighborhoods are being overwhelmed with STRs. Collins recommended limiting non-owner-occupied STRs to 5% of the total residences in the town and limiting owner-occupied STRs to 10% of residences. She told the board that STR policy around the state is changing as towns and cities attempt to rein in the rapid pace of STR creation.

Vincent asked whether STRs should be considered private properties or businesses selling goods and services to transient customers. He said the fire code would need to be updated to address STRs. Havenar commented that she supported stricter regulations but was not comfortable with the idea of inspecting someone's home.

Havenar suggested a workshop to consider STR policy, and the board took no action following the discussion.

**Fire Department resolutions**

The board voted unanimously to approve two resolutions benefiting the Fire Department:

- Resolution 23-2023, which authorizes an agreement with the

Colorado Springs Radio Communication Division for that organization to service Palmer Lake Fire Department radios.

- Resolution 24-2023, which authorizes a record management software contract with ESO, a software company, to supply an integrated record management tool that will allow the Fire Department to retire two record-management systems and spreadsheets that are currently used for records management.

**Special event permit granted**

The board granted a special event permit to Little Funky Theater for a performance of *Steel Magnolias* on March 5 at the Palmer Lake Town Hall. The fee for the special event permit was waived.

**Contract with Chavez**

**Consulting LLC**

Collins told the board that John Chavez had previously developed the town's plan for storm water discharge compliance. The board voted unanimously in favor of Resolution 19-2023, which authorizes the mayor to continue the services of Chavez Consulting LLC at an hourly rate of \$150.

**Police Department**

**receives grant**

Vanderpool told the board that the Palmer Lake Police Department had received a grant from the Gary Sinise Foundation that would pay for the purchase of a 2023 Chevro-

let pickup and for the installation of emergency equipment.

**Updated zoning map approved**

Collins recommended that the board approve a zoning map that would provide a starting point to work from to correct unlabeled or unzoned parcels. The board voted unanimously to approve the updated zoning map.

**Executive sessions**

The Feb. 9 meeting ended with an executive session to develop strategies for negotiations regarding an intergovernmental agreement, possible annexation, and sale of town property.

The Feb. 23 meeting ended with an executive session to develop strategies for negotiators regarding sale of town property and parameters for the Elephant Rock property.

No action was taken following the executive sessions.

\*\*\*\*\*

The next board meetings are scheduled for March 9 and 23. See the town's website at [www.townofpalmerlake.com](http://www.townofpalmerlake.com) to confirm times and dates of board meetings and workshops. Meetings are typically held on the second and fourth Thursdays of the month at the Town Hall. Information: 719-481-2953.

*James Howald can be reached at [jameshowald@ocn.me](mailto:jameshowald@ocn.me). Jackie Burhans can be reached at [jackieburhans@ocn.me](mailto:jackieburhans@ocn.me).*



**COMMUNITY**

It's more than just Home.

Locally Owned and Managed

**Learn More**

719-259-0448

16601 Jackson Creek Parkway  
Monument, CO  
[JacksonCreekSeniorLiving.com](http://JacksonCreekSeniorLiving.com)



WellAge Managed Community



Assisted Living | Memory Support | Independent Living

Visit our website for upcoming events ▶



**Support Our Community.  
Advertise in OCN!**

Ads in OCN are a cost-effective way to get your advertising message to businesses and residents throughout the Tri-Lakes/Black Forest area. For more information, contact John Heiser at (719) 488-3455 or [ads@ocn.me](mailto:ads@ocn.me) or visit [www.ocn.me/advertise.htm](http://www.ocn.me/advertise.htm).