



TOWN OF DOLORES
BOARD OF TRUSTEES REGULAR MEETING
May 11, 2026 – 5:30 P.M.
Town Hall, 601 Central Avenue, Dolores, Colorado

1. CALL TO ORDER

Mayor Pro Tem Chris Curry called the meeting to order at 5:30 p.m.

1.1 CIRSA Presentation

Mayor Pro Tem Curry turned the floor over to Sam Light, CIRSA representative, for a presentation regarding risk management for municipal officials.

The presentation concluded at 6:48 p.m.

A brief recess was taken from 6:48 p.m. to 6:53 p.m.

The regular meeting reconvened at 6:53 p.m.

2. PLEDGE OF ALLEGIANCE

The Board and audience recited the Pledge of Allegiance.

3. ROLL CALL

Present:

Mayor Pro Tem Chris Curry
Trustee Derek Beckman
Trustee Bill McCoy
Trustee Marie Roan
Trustee Linnea Peterson

Absent:

Mayor Chris Holkestad
Trustee Josh Maule (arrived at 7:40 p.m.)

Staff Present:

Town Manager Leigh Reeves

Town Attorney Ethan Sumrall

Town Clerk/Treasurer Kelley Unrein

Building Official Ryan Greene

Public Works Manager RJ Cross

Consultant Sara Pritchard

4. ACTION: APPROVAL OF THE AGENDA

Mayor Pro Tem Curry requested an amendment to the agenda to allow Sheriff Steve Nowlin to provide his report immediately following approval of the agenda and to then move directly to Item 11, Public Hearings / Quasi-Judicial, before returning to the remaining agenda items in their original order.

Trustee Beckman seconded the motion.

Motion passed unanimously.

9.1 SHERIFF'S REPORT

Sheriff Steve Nowlin updated the Board regarding recent calls for service, increased traffic activity near the school, and the seasonal return of bears within town limits.

11. PUBLIC HEARINGS / QUASI-JUDICIAL

11.1 PUD Concept Review – Broc's Development

Mayor Pro Tem Curry opened the Public Hearing regarding the PUD Concept Review for Broc's Development.

Broc Smith addressed the Board and public, noting that he had taken prior public comments into consideration and was preparing a revised design. Mr. Smith stated that details of the revised concept were not yet available but potential changes under consideration included:

- Reducing the number of units,
- Revising the parking layout,
- Adding trees and fencing, and
- Decreasing overall density.

Sara Pritchard presented the staff report and discussed items that would need to be addressed during the preliminary plat process, including setbacks, sidewalks, and open space requirements. Ms. Pritchard reminded the Board that the decision before them was

whether the concept was feasible, not whether the project currently met all code requirements.

Public Comment

Public comment was opened at 7:47 p.m.

The following individuals addressed the Board:

- Holly Asher asked the Board to “vote with their hearts.”
- Emily Budd expressed concerns regarding increased population and the meaning and oversight of “affordable housing.”
- Tracy Kurek expressed concerns regarding building height, density, traffic, and safety.
- Sheila Wheeler expressed concerns regarding infrastructure, lighting, dust, parking, and traffic.
- Carly Lindell expressed concerns regarding increased traffic.
- Greg Stobb requested the units be rotated, reduced to two stories, and raised concerns regarding parking and snowplowing.
- Mike Sawyer expressed concerns regarding infrastructure, roads, and parking and stated concerns regarding “high-rise” style buildings.
- Maryann Mate referenced the Comprehensive Plan and stated concerns regarding minimizing visual impacts and overcrowding.
- Jay Swanson opposed the project and raised concerns regarding three-story construction and sprinkler systems.
- Lauren Ragland stated that she felt the proposal process was disrespectful.
- Jen Stark stated that separate building applications could potentially be submitted for the property.
- Rachel Vass noted that a three-story structure would be comparable in height to the bank building and stated that additional housing inventory could help reduce housing prices within the community.

Public comment was closed at 8:22 p.m.

Following public comment, Ms. Pritchard clarified for the Board that the code references a thirty-five-foot height standard rather than a specific number of stories.

Mr. Smith stated that construction labor for the project would be local labor.

Board Discussion

Trustee Beckman stated he looked forward to reviewing additional project details.

Trustee Roan asked about dust mitigation requirements during construction and whether the alley would be paved. Ms. Pritchard responded that neither was currently required.

Trustee Peterson asked about the possibility of multiple proposals for the property. Ms. Pritchard responded that such decisions would be at the discretion of the developer.

Trustee Peterson discussed potential development options for the property and asked questions regarding future proposal flexibility.

Mayor Pro Tem Curry commented on the importance of balancing development needs with neighborhood concerns.

Trustee Maule asked questions regarding potential deed restrictions and related options were discussed.

Board members discussed project density, infrastructure impacts, housing considerations, and compatibility with surrounding properties.

Motion

Trustee Beckman moved to approve the Concept Development Plan as submitted by KKV Development with the findings and conditions noted in the staff report.

Trustee Roan seconded the motion.

Roll Call Vote

A roll call vote was conducted:

- Curry — Aye
- Beckman — Aye
- Roan — Aye
- Peterson — Aye
- Maule — Aye
- McCoy — Nay

Motion passed.

Following the vote, Town Attorney Ethan Sumrall noted concerns regarding Mayor Pro Tem Curry's proximity to the proposed project site and whether recusal should be considered due to comments made during discussion.

Mayor Pro Tem Curry stated that he did not believe the circumstances met the threshold requiring recusal.

A recess was taken from 9:01 p.m. to 9:08 p.m.

Upon reconvening, Mayor Pro Tem Curry made the following disclosure for the record:

“I would like to make a disclosure for the record. I own a home in proximity to the proposed PUD project. While I do not have a financial interest in this application and do not believe this rises to the level of a conflict requiring recusal, I am disclosing this relationship in the interest of transparency.

I am able to consider this matter fairly and will participate in the discussion and decision.”

Trustee Maule also disclosed ownership of property within the vicinity of the proposed project and stated that he believed he could participate fairly in the matter.

6. CONSENT AGENDA

Trustee Roan moved to approve the Consent Agenda as presented.

Trustee Beckman seconded the motion.

Motion passed unanimously.

8. PUBLIC COMMENT

Kelly Gregory, representing the Chamber of Commerce, introduced the new Chamber Director, discussed several upcoming events, and provided updates regarding plans for the new Chamber Board.

9. STAFF / COMMITTEE REPORTS

9.5 County Commissioner Report – Jim Candelaria

Commissioner Candelaria reported on:

- The upcoming MAG program within the county,
- The May 12 lodger’s tax funding vote,
- Ongoing compensation studies related to wages and benefits,
- Vector control programs,
- SRS funding approval, and
- Community clean-up days.

9.2 Town Manager Report – Leigh Reeves

Town Manager Reeves stated that her written report was included in the packet and highlighted:

- Public restrooms are open for the season,
- The scoreboard project is nearing completion,
- SGM Engineering will begin work the week of May 18,
- The recent DOLA presentation was successful, and
- Award announcements are anticipated by the end of the month.

Ms. Reeves also provided brief updates regarding Resolution 709 and the Ice House project.

9.3 Town Attorney Report – Ethan Sumrall

Town Attorney Sumrall briefly explained Resolution 708 and reminded the Board of its quasi-judicial responsibilities.

9.4 Treasurer Report – Kelley Unrein

Clerk/Treasurer Unrein reported on Town financials and noted that the audit had been completed.

9.6 Community Center Advisory Board

The Community Center Advisory Board reported that exit interview questions were being updated.

10. TRUSTEE REPORTS

10.1 Mayor Pro Tem Chris Curry

Mayor Pro Tem Curry stated that he would like to review issues related to free water usage.

10.2 Josh Maule

Trustee Maule encouraged increased citizen involvement in local government and community processes.

10.3 Bill McCoy

Trustee McCoy requested that the Board review the following issues:

- Culverts,
- Tree trimming,

- Nuisance code enforcement, and
- Riverbank debris cleanup.

Following brief Board discussion, the Board agreed to revisit these items in August.

10.4 Derek Beckman

Trustee Beckman reported on library matters, including revisions to the employee handbook and tensions between the library director and library board.

10.5 Marie Roan

Trustee Roan expressed excitement regarding the new Chamber leadership and noted that meetings are held on the second Wednesday of each month at 3:00 p.m.

10.6 Linnea Peterson

No report.

12. DISCUSSION / POSSIBLE ACTION ITEMS

12.1 Resolution 708 – Intergovernmental Agreement (IGA) – Library

Trustee Peterson moved to approve Resolution 708.

Trustee Roan seconded the motion.

Motion passed unanimously.

12.2 Resolution 709 – Apply and Signatory Authority and Delegation of Signatory Authority

Trustee Beckman moved to approve Resolution 709.

Trustee Roan seconded the motion.

Motion passed unanimously.

13. ADMINISTRATIVE BUSINESS

The Board was reminded that the upcoming workshop meeting would be moved to Tuesday, May 26, 2026.

15. ADJOURNMENT

Trustee Peterson moved to adjourn the meeting.

Trustee Roan seconded the motion.

Motion passed unanimously.

The meeting adjourned at approximately 10:10p.m.

Mayor, Chris Holkestad

Attest:

Town Clerk, Kelley Unrein
