

## MINUTES

**DATE:** Tuesday, January 2, 2018

**MEETING:** Winter Park Town Council

**PLACE:** Town Hall Council Chambers

**PRESENT:** Mayor Jimmy Lahrman, Mayor Pro Tem Nick Kutrumbos, Councilors Jim Myers, Mike Perolat, Chuck Banks, and Chris Seeman, Town Manager Drew Nelson, and Interim Town Clerk Danielle Jardee

### **OTHERS**

**PRESENT:** Finance Director Bill Wengert, Affordable Housing Director John Crone, Police Chief Glen Trainor, Transit Director Michael Koch, Town Attorney Kendra Carberry, and Community Development Director James Shockey via telephone

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Mayor Jimmy Lahrman called the meeting to order at 5:30 p.m.

Mayor Lahrman led those present in reciting the Pledge of Allegiance.

### **2. Town Hall Meeting**

Gigi Dominguez was present to represent Old Town and to provide the Town Council with an update on matters around Old Town. Mrs. Dominguez stated that the last two weeks Old Town has been at critical mass. Mrs. Dominguez was concerned that the lack of signage and lighting is an issue. Mrs. Dominguez Encouraged the Town Council to reach out to contractors for bids on the Old Town renovations, and expressed her desire for the Town Council to stay focused on improvements to Old Town.

### **3. Consent Agenda**

#### **3.a. Approval of December 19, 2017 Regular Meeting Minutes**

Councilor Chris Seeman moved and Councilor Chuck Banks seconded the motion approving the Consent Agenda. Motion Carried: 6-0.

### **4. Action Items**

#### **4a. Resolution 1599, A Resolution Establishing a Public Place for the Posting of Meeting Notices as Required by the Colorado Open Meetings Law**

Interim Town Clerk Danielle Jardee stated that Town Staff recommends approval of Resolution 1599. Ms. Jardee stated that this Resolution allows her to keep posting meeting notices, agendas, etc., in the glass case out front of Town Hall.

Councilor Chuck Banks moved and Councilor Chris Seeman seconded the motion approving Resolution 1599, A Resolution Establishing a Public Place for the Posting of Meeting Notices as Required by the Colorado Open Meetings Law. Motion Carried: 6-0.

#### **4.b. Resolution 1600, A Resolution Affirming the Town Clerk's Designation of the Town's Official Publications**

Interim Town Clerk Danielle Jardee stated that Town Staff recommends approval of Resolution 1600. Ms. Jardee stated that Resolution 1600 allows her to publish legal publications with Sky High News and Middle Park Times.

Councilor Jim Myers moved and Councilor Chris Seeman seconded the motion approving Resolution 1600, A Resolution Affirming the Town Clerk's Designation of the Town's Official Publications. Motion Carried: 6-0.

**4.c. Resolution 1601 (Public Hearing), a Resolution of the Town Council of the Town of Winter Park Creating the Winter Park Housing Authority**

Affordable Housing Director John Crone introduced Resolution 1601 to the Town Council in order to create a local housing authority. Mr. Crone stated that based on a housing needs assessment study that was done by the Town of Winter Park, there is a severe lack of safe or sanitary dwelling accommodations in the Town of Winter Park. Mr. Crone stated that if a local housing authority was created, it would allow for more flexible funding options to create more affordable workforce housing that the Town currently cannot access. Mr. Crone stated that the Winter Park Housing Authority would be a unique and separate form of government, and that Town Council would act as the commissioners of the local authority. Mr. Crone stated that only twenty-two percent of people who work in Winter Park live in Winter Park, and there is a wait list of over 100 people in the existing housing program. Mr. Crone stated that the above facts are reason enough to create a local housing authority. Councilor Chris Seeman asked if the Town Council always has to be the local housing authority, to which Mr. Crone replied that they did not. Councilor Chuck Banks asked if the properties that the Town of Winter Park already owns can be transferred to the local housing authority, to which Mr. Crone answered yes, but that existing debt cannot be transferred. Mr. Crone stated that the financing for the proposed Dimmit II project would be done under the local housing authority. Mayor Jimmy Lahrman opened a Public Hearing. Hearing no comments from the public, Mr. Lahrman closed the Public Hearing. Town Manager Drew Nelson stated that for the record Resolution 1601 needed to be corrected to show the public hearing date at January 2, 2018.

Councilor Chris Seeman moved and Mayor Pro Tem Nick Kutrumbos seconded the motion to approve Resolution 1601, a Resolution of the Town Council of the Town of Winter Park Creating the Winter Park Housing Authority. Motion Carried: 6-0.

**4.d. Ordinance 508, an Ordinance Amending Section 1-7-3.J. of the Winter Park Town Code Concerning Municipal Court Procedures and Noncriminal Traffic Infractions, Second Reading and Public Hearing**

Town Attorney Kendra Carberry stated that Ordinance 508 allows for Town Counsel to have the option of appearing at Municipal Court if needed. Mayor Jimmy Lahrman opened up the Public Hearing. Hearing no comments from the public, Mr. Lahrman closed the Public Hearing.

Councilor Chris Seeman moved and Mayor Pro Tem Nick Kutrumbos seconded the motion to approve Ordinance 508, an Ordinance Amending Section 1-7-3.J. of the Winter Park Town Code Concerning Municipal Court Procedures and Noncriminal Traffic Infractions, Second Reading and Public Hearing. Motion Carried by the following roll call vote:

Jimmy Lahrman	"Aye"	Chuck Banks	"Aye"
Nick Kutrumbos	"Aye"	Mike Perolat	"Aye"
Jim Myers	"Aye"	Chris Seeman	"Aye"

**4.e. Ordinance 509, an Ordinance Annexing Property Located in Unincorporated Grand County to the Town, Zoning the Property as Planned Development, and Approving an Associated Final Development Plan for the Property (Roam/Beavers), Second Reading and Public Hearing**

Mayor Jimmy Lahrman opened the public hearing for Ordinance 509. Roam Representative Jeff Vogel presented the Roam development project again for the Town Council. Mr. Vogel stated that Roam is programmed to be an active, vibrant place, not just another resort based residential community. Following the presentation, Mayor Pro Tem Nick Kutrumbos asked if Roam would incorporate the other side of US Highway 40 near the intersection of Vasquez Road. Mr. Vogel stated the plan is to improve the intersections of Rendezvous Way and Vasquez Road with US Highway 40. Mr. Vogel stated this would in turn make it easier to cross Highway 40 into downtown Winter Park or into Roam. Town Manager Drew Nelson provided an update on the status of negotiations between the developer and Town Staff, indicating that the two parties are still exchanging drafts of documents. Town Attorney Kendra Carberry stated that two letters from concerned residents were submitted as table settings. Mr. Robert Blay of Condominium Management Company, representing the Beaver Village Condominiums, stated that residents from Beaver Village Condominiums were concerned about how they would be impacted by this annexation. Mr. Blay stated that most of the residents were concerned with the traffic on US Highway 40, and how it would affect their access onto Village Drive. Mr. Blay stated that residents also would like to know the plan for the six acres next to Beaver Village Condominiums property. Mr. Blay stated his concern with how the annexation will affect Sawmill Station, another property he manages. Mrs. Wendy Magwire spoke to her concerns about the Roam development not taking into account the impact it will have on local wetlands, the Fraser River, and local wildlife. Mrs. Magwire strongly urged the developer to get in contact, and work directly with the Colorado Department of Wildlife and the US Forest Service on the development plan. Councilors Chris Seemann and Mike Periolat asked for clarification on the Final Development Plan. Councilor Chris Seemann stated that discussing the Final Development Plan may be premature, which Town Attorney Kendra Carberry agreed with. Councilors Chris Seeman and Mike Periolat stated that they would like to wait to discuss the plan until it is closer to completion. Mayor Pro Tem Nick Kutrumbos stated that it is hard to comment on a plan that is not finished but likes where the process is headed. Councilor Chuck Banks asked about Special Districts and their Mill Levy, and the .5 percent Real Estate Transfer Assessment. Mayor Jimmy Lahrman stated there are certain terms of the Final Development Plan that he wants to see happen, including that the three-acre land dedication needs to happen in the boundaries of the Town, and that there will be no sunset clause on the .5 percent Real Estate Transfer Tax Assessment. Jeff Vogel requested a continuance of the meeting until February 6<sup>th</sup>, 2018. Mayor Lahrman stated for the record that testimony was over an hour long.

Upon no further discussion, Councilor Chris Seeman moved, and Councilor Mike Periolat seconded the motion to continue the Public Hearing on Ordinance 509 to 5:30 p.m. on Tuesday, February 6<sup>th</sup>. Motion Carried: 6-0.

**4.f. Ordinance 510, an Ordinance Amending Section 5-2-6 of the Winter Park Town Code Concerning Connections to Town Roadways, First Reading**

Town Manager Drew Nelson stated this Ordinance is for basic housekeeping. Mr. Nelson stated the Ordinance would now include language for connections to existing roads in the Town of Winter Park.

Councilor Chris Seeman moved and Councilor Mike Periolat seconded the motion approving Ordinance 510, an Ordinance Amending Section 5-2-6 of the Winter Park Town Code Concerning Connections to Town Roadways, First Reading. Motion Carried by the following Roll Call Vote:

Jimmy Lahrman	“Aye”	Chuck Banks	“Aye”
Nick Kutrumbus	“Aye”	Mike Periolat	“Aye”
Jim Myers	“Aye”	Chris Seeman	“Aye”

**5. Town Manager's Report**

Town Manager Drew Nelson stated that there have been five bus accidents due to the influx of people in town, and that a few of the old buses are out and running due to maintenance being behind. Mr. Nelson also stated he would like to work with the Colorado Department of Transportation to see if the Town of Winter Park can receive better notifications about road closures. In response to parking issues at the Moffat Tunnel overlook, the Town of Winter Park and Winter Park Resort worked together to prohibit parking in that area. Mr. Nelson stated that Transit Director Michael Koch and he would be working on transit ridership surveys. Mr. Nelson stated that December transit ridership was down. Mayor Jimmy Lahrman asked if there was a final number on the Neighbor to Neighbor fund, to which Mr. Nelson responded that there was not a final number yet. Mr. Nelson stated that the Town of Winter Park and other stakeholders attended a branding workshop. Mayor Jimmy Lahrman stated that everyone is working together, and there were funding commitments from all stakeholders. Mr. Nelson stated that two new buses will be finished by the end of February.

**6. Mayor's Report**

Mayor Jimmy Lahrman stated the Town of Winter Park was busy over the Holidays, and the snow was good. Mr. Lahrman expressed concern that there is no signed Intergovernmental Agreement from the Town of Fraser.

**7. Town Council Items for Discussion**

Councilor Mike Periolat stated that Town Staff is doing a great job.

There being no further business to discuss, upon a motion regularly adopted, the meeting was adjourned at 7:50 p.m.

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The next scheduled meeting of the Town Council will be Tuesday, January 16, 2018 at 8:00 a.m.

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Danielle Jardee, Interim Town Clerk