

MINUTES

DATE: Tuesday, May 15, 2018

MEETING: Winter Park Town Council

PLACE: Town Hall Council Chambers

PRESENT: Mayor Jimmy Lahrman, Councilors, Jim Myers, Chris Seemann, Mike Periolat, Art Ferrari, and Chuck Banks via telephone, Interim Town Manager Stan Zemler, and Town Clerk Danielle Jardee

OTHERS

PRESENT: Housing Manager John Crone, Capital Projects and Parks Director Gerry Vernon, Community Development Director James Shockey, Finance Director Bill Wengert, Chief of Police Glen Trainor, Public Works Director Russ Chameroy, and Transit Director Michael Koch

1. Meeting Call To Order

Mayor Jimmy Lahrman called the meeting to order at 9:30 a.m.

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

2. Town Hall Meeting *Nothing to Report.*

3. Consent Agenda

3a. Approval of May 1, 2018 Regular Meeting Minutes

3b. Approval of 2018 Pavement Contract

3c. Resolution 1619, Approval of Contract with Peckham & McKenney

Councilor Chris Seemann moved and Councilor Art Ferrari seconded the motion approving the Consent Agenda. Motion Carried: 6-0.

4. Action Items

4.a. Ordinance 511, An Ordinance Approving the Sale of the Property Located at 78841 U.S. Highway 40, Winter Park, Colorado from the Town to Rendezvous Colorado, LLC, Second Reading and Public Hearing

Interim Town Manager Stan Zemler stated Ordinance 511 will allow the Town to move forward with the closing of the Chamber building to the Rendezvous Corporation on May 24. Councilor Chris Seemann stated his concern over Chamber Staff being relocated in the middle of summer event season. Rendezvous Representative Terri Stanford stated that nothing will happen this summer. Mr. Stanford stated Rendezvous are currently looking at two options. One option is to tear down the current building and rebuild, and the second option is to expand and remodel. Mr. Stanford stated Rendezvous are anxious to close and move forward. Mayor Jimmy Lahrman opened the Public Hearing, hearing no comments, Mayor Lahrman closed the Public Hearing.

Councilor Mike Periolat moved and Councilor Jim Myers seconded the motion to approve Ordinance 511, An Ordinance Approving the Sale of the Property Located at 78841 U.S. Highway 40, Winter Park, Colorado from the Town to Rendezvous Colorado, LLC, Second Reading and Public Hearing. Motion Carried by the following roll call vote:

Jimmy Lahrman	“Aye”	Chuck Banks	“Aye”
Art Ferrari	“Aye”	Mike Periolat	“Aye”
Jim Myers	“Aye”	Chris Seemann	“Aye”

4.b. Ordinance 512, An Ordinance Amending Title 4, Chapter 9, Article B of the Winter Park Town Code by the Addition of a New Section 4-9B-14, Entitled Unauthorized Use of Waste Receptacles, First Reading

Chief of Police Glen Trainor stated his apologies for not including a Staff memo regarding Ordinance 512 in the Council packet. Mr. Trainor stated current police regulations have a littering ordinance, however it does not cover people completely misusing, and poaching private dumpsters. Councilor Art Ferrari stated Fraser’s new recycle and waste program, buy a bag, could be a tool police use to enforce this ordinance. Mr. Ferrari asked what fees would be associated with breaking this ordinance. Mr. Trainor explained that the fees would fall under the general penalty clause for the Town of Winter Park. Mr. Trainor stated the general penalty is a maximum fee of \$1650.00 dollars and up to one year in jail.

Councilor Jim Myers moved and Councilor Mike Periolat seconded the motion to approve Ordinance 512, An Ordinance Amending Title 4, Chapter 9, Article B of the Winter Park Town Code by the Addition of a New Section 4-9B-14, Entitled Unauthorized Use of Waste Receptacles, First Reading. Motion Carried by the following roll call vote:

Jimmy Lahrman	“Aye”	Chuck Banks	“Aye”
Art Ferrari	“Aye”	Mike Periolat	“Aye”
Jim Myers	“Aye”	Chris Seemann	“Aye”

4.c. Resolution 1618, A Resolution Approving the 2017 Financial Statements and Independent Auditor’s Report

Finance Director Bill Wengert stated Resolution 1618 approves the following document, 2017 Financial Statements and Independent Auditor’s Report. Mr. Wengert introduced Auditor Paul Backes to the Council. Mr. Backes stated his firm audits a majority of Colorado Association of Ski Town’s members, along with many other municipalities and governments throughout Grand County and Colorado. Mr. Backes stated this year’s audit was a little different because Mr. Wengert was also the acting Town Manager, and they wanted to be respectful of his time. Mr. Backes explained the audit process. Mr. Backes stated Mr. Wengert’s team uploads all documents to their software, and the auditor’s go through to make sure the correct procedures and processes are happening. The auditors use a balance sheet approach, if a financial statement shows an account has money, then the auditors check to make sure money is there. Mr. Backes stated the audit goes through all receivables to ensure everything is billed timely, collected timely, and coded correctly. Mr. Backes stated fixed assets are heavy, so auditors make sure everything is entered properly. Mr. Backes stated the audit checks to see that everything is paid timely, money is used correctly, payroll is correct, they reconcile with the IRS, and go through all debt. Mr. Backes stated the Audit is to make sure the Town complies with all issues. Mr. Backes stated the fact that our Town does a Comprehensive Financial Annual Report, is a testament to the Staff because most small municipalities don’t do that report. Mr. Backes stated he thinks the Town will receive an award, and Council should feel at ease that the Town has a Comprehensive Financial Annual Report. Mr. Backes stated the audit went smoothly, thanks to Mr. Wengert, not a single material needed an audit adjustment. Mr. Backes stated one disclosure that will change in 2020 is the distinction made

between leasing and financing. Mr. Backes stated his impression is that the Town doesn't have many leases. Mr. Backes stated affordable housing can be complicated to ensure that it is not, leases need to be under one year. Mr. Backes stated the 2017 audit was clean and there were good fund balances. Mr. Backes stated Mr. Wengert did a great job. Interim Town Manager Stan Zemler stated his congratulations on this accomplishment.

Councilor Jim Myers moved and Councilor Mike Periolat seconded the motion to approve Resolution 1618, A Resolution Approving the 2017 Financial Statements and Independent Auditor's Report. Motion Carried: 6-0.

4.d. Resolution 1620, Approval of the Development Improvements Agreement for Hideaway Station Phase II

Community Development Director James Shockey stated this is a standard permit agreement covering buildings G and H of Hideaway Station Phase II. Councilor Chris Seemann asked what would happen if changes happen during development. Mr. Shockey stated the Town would then amend the agreement.

Councilor Jim Myers moved and Councilor Mike Periolat seconded the motion to approve Resolution 1620, Approval of the Development Improvements Agreement for Hideaway Station Phase II. Motion Carried: 6-0.

4.e. Hideaway Station Presentation – Chip Besse

Chip Besse of Winter Park Development Company presented a power point presentation on Hideaway Station/Sitzmark South final site plan. Mr. Besse stated there will be 98 residential units total with the construction of Buildings E, G, and H, including the attainable housing Buildings C and D. Mr. Besse stated this plan is turning out to be a good plan, one that can be scaled. Mr. Besse stated they were working on finalizing construction, cleaning up, landscaping, and connecting to the gas station. Mr. Besse stated it had been made clear to him during this project that there is a need for attainable/affordable housing. Mr. Besse stated he would like to ask the Town to consider an ESTIP to pull new business into Town. Mr. Besse stated he would also like to ask to waive fees on attainable housing development costs and add a Real Estate Transfer Assessment of .5% in perpetuity to the Town. Mr. Besse stated that the Town launched an ESTIP plan in 2016. Mr. Besse stated it is hard to attract commercial tenants to Winter Park because of the seasonality of a mountain town. Mr. Besse stated Winter Park Development Company would like the opportunity to lure new businesses to Winter Park by subsidizing some rent, and by taking the time necessary to find tenants that bring missing pieces to the downtown corridor. Mr. Besse stated costs on the Hideaway Station project have been higher than expected. Mr. Besse stated the two proposals he has asked for will increase town revenues while helping Winter Park Development Company maintain financial viability on Phase II of the project. Mr. Besse stated his proposals are a win/win for the Town. Councilor Art Ferrari asked how the ESTIP for Town exactly works. Staff stated it works case by case, a business can enter an agreement with the Town to share an agreed amount of sales tax revenue, for an agreed time frame. Mr. Wengert stated Staff should discuss and work on numbers before an ESTIP plan is decided. Council stated they felt comfortable moving forward with the Real Estate Transfer Assessment and wanted time to discuss the ESTIP. Interim Town Manager Stan Zemler stated Council may direct staff to draft an agreement regarding the Real Estate Transfer Assessment. Mayor Lahrman asked for a motion to approve Staff direction to draft an agreement to waive the affordable housing per square foot development cost of \$3.00 dollars and institute a Real Estate Transfer Assessment of .5% on the Sitzmark South Phase II site.

Councilor Chris Seemann moved and Councilor Jim Myers seconded the motion to approve Staff direction to draft an agreement to change the per square foot affordable housing fee of \$3.00 dollars

to a .5% Real Estate Transfer Assessment on the Sitzmark South Phase II site. Motion Carried: 6-0.

4.f. Hideaway Station Baker Drive Sidewalk

Community Development Director James Shockey stated the developers of Hideaway Station had agreed to making a sidewalk connection from Baker Drive to Telemark Drive, along with improvements to Strip and Tail Property all the way up to Hwy 40. After the on-site morning workshop meeting at Strip and Tail, many parking options were discussed, the sidewalk connection may now need to change from its original town approved design. Councilor Mike Periolat and Councilor Chris Seemann stated their concerns about changing it now, since it has already been financially agreed upon with the developer. Council and Staff agreed to keep the original cost numbers for building the sidewalk the same for Developer Chip Besse even if the sidewalk connection changes, so that he can move forward with financing. Mayor Lahrman asked Mr. Shockey if it would create problems for his Staff to look up some other options. Mr. Shockey stated that it would not, however pieces of the project, the storm sewer piece for example needs to be done. Mayor Lahrman stated he would like to know how to direct staff in implementing design options for the parking situation, overnight, no overnight, diagonal, Telemark parking spots. Councilor Mike Periolat stated there are lots of parking situations to consider in that area. Mr. Periolat stated everything Staff and Council work toward in creating the guest experience, in turn create a parking problem. Mayor Lahrman stated he is open to discussing whatever needs to be done to fix that problem area. Councilor Seemann stated he wants to direct Staff to create options, absorb design and redesign, maximize parking spaces, and bring options back to Council. Mr. Shockey asked if Council wanted him to look at potential parking variances. Council stated they want Mr. Shockey to go through the property again, reconfigure, and get creative. Mayor Lahrman asked Mr. Shockey for an approximate timeline for when a decision could be reached. Mr. Shockey stated it would take about a month for new design options. Chip Besse asked what he should tell his construction crew because they are going to start soon. Mayor Lahrman stated to Mr. Besse that he needs to keep in contact with Mr. Shockey.

5. Progress Reports

5.a. Fraser Valley Recreation – Scott Ledin

Scott Ledin stated the Fraser Valley Recreation District election was over, the results were two new members and one incumbent member. The two new members are Kelly Glancy and Dave McKnight, and the incumbent member is Al White. Mr. Ledin stated the golf course is set to open on May 25th. Mr. Ledin stated the sports complex is starting to rev up, youth sports practices are well on their way. Mr. Ledin stated demo work has started on the Icebox refrigeration program, and Grand County will help with the road cut that needs to happen. Mr. Ledin stated he is trying to schedule a preconstruction meeting with all the people who have volunteered their time and trades to help with this project. Mr. Ledin stated he hopes the project will finish up by the end of September. Mayor Lahrman asked if the funding gap closed. Mr. Ledin stated for the most part yes, there are a few things he is still working on; however, he had some contingency built in to this project. Mr. Ledin stated the Recreation Center is ready to jump into summer programming. Mr. Ledin stated the Recreation Center will be hosting the Ride the Rockies camp. Mr. Ledin stated Staff is going to try to keep the Recreation Center open to patrons during the Ride the Rockies event. Mr. Ledin stated the Ride the Rockies event is the same weekend as the Grand Classic Golf Tournament at Pole Creek, and the Thin Air Baseball Tournament at Granby Ranch. Mr. Ledin stated they will be doing an expansion feasibility study as identified in their master plan.

5.b. Grand County Water & Sanitation District # 1 – Bruce Hutchins

Not Present.

5.c. Winter Park Water and Sanitation District - Kent Bosshard

Not Present.

5.d. Winter Park Resort – Sky Foulkes

Not Present.

5.e. Chamber of Commerce – Catherine Ross

Not Present.

5.g. Affordable Housing – John Crone

Housing Manager John Crone stated the last couple weeks he has been working on maintenance issues that occurred after snow melted at Hideaway Place. Mr. Crone stated landscaping will start soon at Hideaway Place. Mr. Crone stated Hideaway Place is fully leased up. Mr. Crone stated he is still waiting for commitment from Winter Park Resort regarding Dimmit II. Mr. Crone stated Interim Town Manager Stan Zemler, Fraser Town Manager Jeff Durbin, Winter Park Resort Sky Foulkes, and himself are having high level discussions about housing needs in the Valley. Councilor Chris Seemann asked if there are any housing options available for a new town manager. Mr. Crone responded not at this moment. Mayor Lahrman stated he received an update from Grand Foundation’s Director Megan Ledin that the \$500,000-dollar match challenge grant for the donor advised housing fund was met.

5.h. Transit – Michael Koch

Transit Director Michael Koch stated he had a pre-production meeting with Gilig. Mr. Koch stated he is looking at engines with more horse power for the next round of busses. Mr. Koch stated he will be attending a conference in Greeley and will have meetings with the grant manager at CDOT, along with the regional grant manager. Mr. Koch stated he would like to explore grant opportunities for the transit center. Mayor Lahrman stated he received a letter from Amtrak, looking for a letter of support from the community.

5.i. Staff Reports

Interim Town Manager Stan Zemler stated he is pushing forward with the Intergovernmental Agreement with the Town of Fraser.

6. Town Manager’s Report

6.a. New Staff Introductions

Community Development Director James Shockey introduced Mara Owen as the new Planner One. Finance Director Bill Wengert introduced new Finance Technician, Sarah Eichler. Mr. Wengert also introduced Susan Kauber, Business Support Technician. Mr. Wengert stated his credit to a great audit was because of his Staff and wanted to acknowledge them. Capital Projects and Parks Director Gerry Vernon introduced new Parks Supervisor, Brendan McGrath.

6.b. Idlewild Public Hearing Update

Interim Town Manager Stan Zemler stated the Idlewild Public Hearing was continued to June 12, 2018.

Mr. Zemler stated that Town Council spring retreat will be July 12-13, 2018.

7. **Mayor's Report**

Nothing to Report.

8. **Town Council Items for Discussion**

Councilor Mike Periolat stated Patrick Brauer has reached out for a letter of support from the Town to apply for funding. Mr. Periolat stated Grand Enterprise Initiative and Grand County Office of Economic Development want to apply for funding for a small business community program.

Councilor Chris Seemann stated he attended a mental health crisis first aid clinic held at Winter Park Resort. Mr. Seemann stated the clinic was very informative. Mr. Seemann stated he would like to see the mental health crisis, and suicide prevention numbers better located on the Town's website. Mr. Seemann stated he would also like to see if a safe area, a drug and alcohol-free zone is a possibility for concerts this summer.

There being no further business to discuss, upon a motion regularly adopted, the meeting was adjourned at 11:30 a.m.

The next scheduled meeting of the Town Council will be Tuesday, June 5, 2018 at 5:30 p.m.

Danielle Jardee, Town Clerk