

## MINUTES

**DATE:** Tuesday, May 8, 2019

**MEETING:** Winter Park Town Council Spring Retreat

**PLACE:** The Oxford Hotel, Denver, CO

**PRESENT:** Mayor Jimmy Lahrman, Mayor Pro Tem Nick Kutrumbos, Councilors Jim Myers, Chuck Banks, Chris Seemann, Art Ferrari, and Mike Periolat, Town Manager Keith Riesberg, Town Clerk Dani Jardee, Finance Director Lizbeth Lemley, and Mediator Tim Gagen

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Mediator Tim Gagen called the meeting to order at 8:00 a.m.

1. **Overview, review roles and discuss effective councils**  
Mediator Tim Gagen stated brief introductions and went over the rules of meeting. Mr. Gagen clearly stated to Council that no decisions will be made today. Mr. Gagen stated a review of council roles, responsibilities and effective council traits.
2. **Review of the past year**  
Town Manager Keith Riesberg stated a brief review of Town's major accomplishments and events from 2016 to present.
3. **"Show me the money!"**  
Finance Director Lizbeth Lemley stated the current status of Winter Park's fund balance and 2019 budget with a quarter of the year completed. Ms. Lemley stated the 2018 audit is just about done and it is a clean audit per usual for the Town. Mediator Tim Gagen asked if Council is comfortable with the fund balance. Mr. Gagen stated you want to be comfortable just in case a recession would happen again. Councilor Mike Periolat stated he would like to know what Town's new low is, budget number wise in terms of reserve. Town Manager Keith Riesberg stated the two issues that came up in the audit were housing and collection of fees, and timing of the collection of housing impact fees. Mr. Riesberg stated Town needs better more consistent policies in the timing and collection of fees.
4. **Review mission statement**  
Council agreed Mission Statement is old and needs work. Mayor Jimmy Lahrman stated the mission statement gives no real directive. Council stated they like the four visions that have come from the Imagine Winter Park Master Plan. Council agreed that the four visions should direct the ideas of a new mission statement. Council discussed some words they liked for a new mission statement, importance of quality of life, sustainability, full-service community, and inclusive. Council directed Staff to come up with a new mission statement to present at a future meeting.
5. **Discussion Items**

**5.a. Direct Election of Mayor**

Mediator Tim Gagen led discussion with Council on various topics, the first topic being the direct election of the Mayor. Council stated differing opinions on changing the Town Charter to directly elect the Mayor. Council discussed term limits and on how long a term should be. Council agreed that Staff should look into holding a citizen's academy, to help inform and engage citizens on running for Council.

**5.b. Affordable/Employee Housing**

Town Manager Keith Riesberg asked about Council's parameters on affordability, on policy discussion, and on where Council wants money to go in regard to housing. Council stated their frustration with projects that aren't moving forward and on the crisis of available employee housing. Council discussed rentals and concurred that construction of affordable rental housing was the number one priority for staff. Council directed Staff to bring back a comprehensive review of all the possible/pending affordable housing projects so plans can be laid for the next pursuable project.

**5.c. Hideaway Park**

Council discussed the activation of Hideaway Park and if the current model is working. Council stated they want staff to analyze and compare a promoter model, an inhouse model and the current Chamber model with goal to decide on the best model to use by end of the year so it could be ready for the 2020 season. Council stated they would also like Staff to work with the Chamber of commerce to obtain a clear and more accountable picture of how the Town's contributions are being spent.

**5.d. Health of Community**

Council discussed the need for better indicators for measuring the health of the community besides for sales tax. Mediator Tim Gagen stated Breckenridge does an annual community survey with quality questions. Town Manager Keith Riesberg stated Staff has been working with Slate Communications on measuring this with both second homeowners and citizen satisfaction. Council agreed Staff should pursue developing and implementing a community survey.

**5.e. Mental Health/Addiction Issues**

Council discussed the role of Town/Council in mental health/addiction issues. Council agreed this was an important issue in the community but not one that they could do themselves. Council agreed to take a leadership role by engaging the County, other Towns, the Hospital and other resources to address the problem. Council stated they would also like to pass a proclamation during Mental Health Month to show their support.

**5.f. ESTIP (Economic Incentive Policy)**

Council discussed the Economic Incentive Policy (ESTIP), and the discussion centered on how ESTIP should be used if at all given the challenges of lack of employees for commercial businesses. Council agreed that ESTIP should continue to be in the toolbox and considered on a case by case basis for unique economic projects in the town and particularly for projects to address the affordable housing problems.

**5.g. Interaction with other Government Districts**

Council discussed their interactions with other government districts in the County. Council stated that generally relations with special districts serving the Town are good and they should continue dialogue with these entities to head off any issue down the road.

**5.f. Organizational Update**

Town Manager Keith Riesberg stated some organizational and staff changes he was considering. Mr. Riesberg stated if any changes impact the budget they will be brought before Council to consider.

**5.g. Census**

Council briefly discussed the upcoming Census and the need to engage the community to fully participate.

**6. Setting priorities and objectives for 2019 - 2020**

Town Manager Keith Riesberg gathered the following list during the Retreat.

1. Housing projects – want substantive movement (beds on-line in 18 months)
2. Creation of a new/updated vision statement
3. Analysis and outline of direction for activation and management of Hideaway Park
4. Clearly outline budgets and expectations for Chamber of Commerce agreement
5. Develop measure for gauging the health of the community/citizen satisfaction
6. Elevate community awareness, pursue partnerships and research options for addressing community health issues.
7. Maintain strong inter-governmental relationship efforts – including USFS
8. Develop and host a citizen academy/Winter Park 101 program
9. Advance the Public Works and Transit facility projects
10. Pursue the voluntary annexation of Beaver Village
11. Formalize sustainability action plan and implement projects, pursue membership in policy formation group such as CC4CA
12. Continue efforts/plans for the annexation and potential development of the Pyne property

There being no further business to discuss, upon a motion regularly adopted, the meeting was adjourned at 3:30 p.m.

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The next scheduled meeting of the Town Council will be Tuesday, May 21, 2019 at 5:30 p.m.

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Danielle Jardee, Town Clerk