

MINUTES

DATE: Tuesday, September 17, 2019

MEETING: Winter Park Town Council

PLACE: Town Hall Council Chambers

PRESENT: Mayor Jimmy Lahrman, Mayor Pro Tem Nick Kutumbos and Councilors, Mike Periolat, Art Ferrari, Jim Myers, Chris Seemann, and Chuck Banks, Town Manager Keith Riesberg and Town Clerk Danielle Jardee

OTHERS

PRESENT: Chief of Police Glen Trainor, Sergeant Paul Finley, Sergeant Matthew Murdoch, Office and Records Manager Carol McHenry, Finance Director Lizbeth Lemley, and Public Works Director Gerry Vernon

1. Meeting Call To Order

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

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

2. Town Hall Meeting

2.a. Fraser Winter Park Police Department Sergeant Promotion Ceremony

Police Chief Glen Trainor promoted Officer Matthew Murdoch to Police Sergeant. Sergeant Matthew Murdoch thanked his wife, kids and the police department. Mr. Murdoch stated he is proud to work for the Towns of Winter Park and Fraser.

Winter Park Resident Linda Behlen stated her concerns with bear safety and trash. Mrs. Behlen stated the Town needs to better educate its residents. Mrs. Behlen stated inconsistencies within the Town Code that make the rules and regulations confusing. Town Manager Keith Riesberg stated Police Chief Glen Trainor had researched the Town Code and agrees with Mrs. Behlen that inconsistencies do exist. Mayor Lahrman directed Mrs. Behlen to work with Staff on fixing and clarifying the issues within the code. Mrs. Behlen stated her goal for today was to urge Council to have something in place by next spring.

3. Consent Agenda

3.a. Approval of September 3, 2019 Regular Meeting Minutes

Councilor Chris Seemann moved and Mayor Pro Tem Nick Kutumbos seconded the motion approving the Consent Agenda. Motion Carried: 7-0.

4. Action Items

4.a. Ordinance 523, An Ordinance Approving the First Amendment to the Roam Final Development Plan, Second Reading and Public Hearing

Town Manager Keith Riesberg stated this is the second reading and public hearing for Ordinance 523 to amend the Roam final development plan. Mr. Riesberg stated in order to allow the filing of the final plat for the first phase to occur before the agreement to have the whole development added

to Grand County Water and Sanitation District is finalized. Mr. Riesberg stated the filing for the first phase of the development is within the Grand County Water and Sanitation District boundaries and Staff recommends approval. Mayor Lahrman opened the public hearing, hearing no comments. Mayor Lahrman closed the public hearing.

Councilor Chris Seemann moved and Councilor Art Ferrari seconded the motion approving Ordinance 523, An Ordinance Approving the First Amendment to the Roam Final Development Plan, Second Reading and Public Hearing. Motion Carried by the following roll call vote:

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

5. Progress Reports

5.a. Community Partners

Grand County Water and Sanitation District Manager Bruce Hutchins stated repaving is happening in some parts of Town, due to the replacement of sewer lines. Mr. Hutchins stated on Vasquez road some service lines are getting switched out. Mr. Hutchins stated all lining has been completed on clay lines from railroad tracks to Highway 40. Mr. Hutchins stated the Roam development is a third done with deed utilities and storm water. Mr. Hutchins stated that the new Chamber building deep utilities are done. Mr. Hutchins stated they are doing work and upgrades at the water plant, possibly looking at engineering and replacing a new main line from plant to Town at some point.

5.b. Staff Reports

Nothing to Report.

6. Town Manager’s Report

Town Manager Keith Riesberg stated in the staff report from Public Works Director Gerry Vernon he mentioned creating a pickle ball court up at Wolf Park. Mr. Riesberg stated if Council doesn’t have any concerns over a pickle ball court Staff will move forward with it. Mr. Riesberg stated public works staff is quickly advancing the temporary public works site. Mr. Riesberg commended Mr. Vernon and his crew for getting the old building ready for construction.

7. Mayor’s Report

Mayor Lahrman stated Town Manager Keith Riesberg and himself will be in Snowmass to accept the APA (American Planning Association) award on Town’s behalf.

8. Town Council Items for Discussion

8.a. Overview of Financing for Public Works Facility

Town Manager Keith Riesberg stated Ehlers Financial representatives are here to give a presentation as well as show Council an updated financial plan. Mr. Riesberg stated in the future Staff will be coming back to Council to discuss modifications of building designs for the new public works facility. Mr. Riesberg stated Staff is looking to keep the construction costs within 10 million dollars for this project. Ehlers Financial Bruce Kimmel presented a brief summary of the updated financial plan to Council. Mr. Kimmel stated Town Staff has taken a conservative approach with the projections for the general fund which Ehlers fully supports. Mr. Kimmel

stated the Town is in a strong position with the general fund balance, and the general projection for the general fund balance is sustainable. Mr. Kimmel stated the capital projects fund projections are also conservative, and expenses related to debt service have been dialed in on this updated forecast. Mr. Kimmel stated the public works facility is the big, new undertaking in 2019 to 2020, and assured Council that the market will be very responsive to any amount offered. Mr. Kimmel stated he sees no cause for concern on the Town's financials, and advises to continue monitoring sales tax revenues, since Town relies heavily on them. Ehlers Financial Jim Mann stated when looking at the debt ratio between cash funding and debt financing the real key is whether you have kept up with how fast you are depreciating existing assets. Mr. Mann stated Town's conservative nature allows some flexibility with the fund balances because Town can always defer projects if an economic downturn were to happen. Mr. Mann stated COP (certificate of participation) issuance projections and the related debt service for this presentation were based on 11.5 million dollars. Mr. Mann stated the current interest rate environment is good and this is a great time to be issuing debt. Mr. Mann stated the public works building is essential to the Town and the market finds security in these types of projects. Mr. Mann stated the next step for Council is to pass a parameters resolution to set the not to exceed number limits. Mr. Mann assured Council that this project in the current market couldn't have been timed more perfectly.

There being no further business to discuss, upon a motion regularly adopted, the meeting was adjourned at 6:20 p.m.

The next scheduled meeting of the Town Council will be Tuesday, October 1, 2019 at 5:30 p.m.

Danielle Jardee, Town Clerk