

MINUTES

DATE: Tuesday, August 18, 2015

MEETING: Winter Park Town Council

PLACE: Town Hall Council Chambers

PRESENT: Mayor Jimmy Lahrman, Mayor Pro Tem Barbara Atwater, Councilors Jim Myers, Chuck Banks, Nick Kutrumbos, and Mike Periolat, Town Manager Drew Nelson, and Town Clerk Taryn Martin

OTHERS

PRESENT: Finance Director Bill Wengert, Town Planner James Shockey, Police Chief Glen Trainor

Mayor Jimmy Lahrman called the meeting to order at 8:00 a.m.

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

2. Town Hall Meeting
Nothing to Report.

3. Consent Agenda

3.a. Approval of August 4, 2015 Meeting Minutes

Councilor Jim Myers moved and Councilor Mike Periolat seconded the motion approving the Consent Agenda. Motion Carried: 6-0.

4. Action Items

4.a. Ordinance 491 – An Ordinance Approving a Parking Garage Agreement with Cooper Creek Owners, Second Reading and Public Hearing

Town Manager Drew Nelson stated that the two parties have come to an agreement that is ready for approval. Mr. Nelson stated that Mr. Charlie Johnson was present to answer any questions. Mayor Lahrman opened the Public Hearing and, upon hearing no comments, closed the Public Hearing.

Councilor Jim Myers moved and Councilor Nick Kutrumbos seconded the motion to approve Ordinance 491 – An Ordinance Approving a Parking Garage Agreement with Cooper Creek Owners, Second Reading and Public Hearing. Motion passed by the following roll call vote:

Barbara Atwater	“Aye”	Mike Periolat	“Aye”
Jim Myers	“Aye”	Nick Kutrumbos	“Aye”
Jimmy Lahrman	“Aye”	Chuck Banks	“Aye”

4.b. Lease Renewal – Denver Water

Town Planner James Shockey stated that the Town had a two year lease on the Denver Water parcel west of Town that expired in July. Mr. Shockey stated that Denver Water has offered an additional one year lease while they go through a planning process to determine the best use of the property.

Councilor Jim Myers moved and Councilor Mike Periolat seconded the motion to approve the Lease Renewal for Denver Water. Motion Carried: 6-0

4.c. Preliminary Plat – Reunion Station

Town Planner James Shockey stated that the Town has received a plat to subdivide Lot 5 just north of the Post Office, where Local Experience is currently located, into six lots for townhomes. Mr. Shockey stated that the Planning Commission had reviewed the application and recommended approval with the 34 conditions listed in the Staff Report. Councilor Jim Myers asked the applicant what the anticipated start date would be, pending approval of the Preliminary Plat. Applicants Alan Strope and Corey Seitz stated that it is a difficult site due to the grade change, but they are hoping to begin demolition of existing structures this year.

Mayor Pro Tem Barbara Atwater moved and Councilor Jim Myers seconded the motion to approve the Preliminary Plat for Reunion Station. Motion Carried: 6-0

4.d. Parking Variance Request – Headwaters Community Center

Town Planner James Shockey stated that the Town does not have a standard for Community Center parking requirements. Mr. Shockey stated that the applicant had proposed a plan to fully park the hotel and create one additional space per each 50 square feet of floor area in seating area, one additional space for every 100 square feet of eating and drinking area, and employee parking.

Councilor Mike Periolat moved and Councilor Jim Myers seconded the motion to approve the Parking Variance Request for Headwaters Community Center. Motion Carried: 6-0

4.e. Lease Extension – Grand County Water and Sanitation District No. 1

Town Planner James Shockey stated that the lease is up in September and Staff feels comfortable moving forward with existing terms for an additional two years.

Councilor Jim Myers moved and Councilor Chuck Banks seconded the motion to approve the Lease Extension for Grand County Water and Sanitation District No. 1. Motion Carried: 6-0

4.f. Purchase and Sale Agreement – Grand County Water and Sanitation District No. 1

Town Manager Drew Nelson stated that in conjunction with the parking plan for the Headwaters Community Center, the Town has been negotiating with Grand County Water and Sanitation District No. 1 for Parcel C of the Sitzmark exemption. Mr. Nelson stated that the purchase price was determined, by Staff and an appraiser, to be \$156,981.00. Mr. Nelson stated that the Town would pay all closing costs, and that the Town Attorney approved of the agreement. The Council briefly discussed the exact number on the Purchase and Sale Agreement.

Councilor Jim Myers moved and Councilor Mike Periolat seconded the motion to approve the Purchase and Sale Agreement with Grand County Water and Sanitation District No. 1. Motion Carried: 6-0

4.g. 2015 Election Discussion and Resolution

Mr. Paul Wisor stated that this is a follow-up to the discussion the Council had two weeks prior regarding potentially pursuing a ballot issue in November. Mr. Wisor stated that Ehlers looked at transit costs and revenues and then applied a 1%, 1.5% and 2% tax rate. Mr. Wisor reviewed each

scenario and explained future predictions at each rate of taxation. Mr. Wisor stated that in order to accomplish the goals set out with no other funds, a 2% sales tax increase would be best. The Council discussed their current transit revenue streams as well as potential changes to those streams in the future, as well as the potential to decrease operational costs over time. Mayor Jimmy Lahrman stated that multimodal transit is a very high priority for residents. Mr. Wisor stated that preliminary numbers received from a local survey regarding a 2% sales tax increase are very encouraging. Councilors Nick Kutrumbos and Mike Periolat expressed some concern over a 2% increase. Councilor Jim Myers stated that he was initially in favor of a 1.5% increase but, after considering the potential to add important amenities, is in favor of a 2% increase. Mayor Pro Tem Barbara Atwater agreed that the Council should ask residents to approve a 2% increase. Councilor Nick Kutrumbos expressed concern over the long-term impacts of a 2% increase, and Mayor Lahrman stated that we can always address the issue in the future if there is any negative impact moving forward. Mayor Lahrman stated that it is a bigger risk to begin a project with an inadequate budget than to take measures to make sure the Town is adequately funded to make the project a success.

Mayor Pro Tem Barbara Atwater moved and Councilor Mike Periolat seconded the motion to call a Special Election on November 3, 2015 to submit a Ballot Issue to Impose a 2% Sales, Lodging, and Accommodations Tax, and a Ballot Question to Provide High Speed Internet Services, Telecommunications Services, and Cable Television Services to Residents of the Town of Winter Park. Motion Carried: 6-0

Mayor Pro Tem Barbara Atwater moved and Councilor Mike Periolat seconded the motion to enter into an Intergovernmental Agreement with Grand County to Participate in the Coordinated Election on November 3, 2015. Motion Carried: 6-0

5. Progress Reports

5.a. Fraser Valley Recreation – Scott Ledin

Mr. Scott Ledin stated that recent rains have been helpful at Pole Creek Golf Course, which is in excellent condition. Mr. Ledin stated that a fundraiser was recently held to install refrigeration at the Icebox Rink. Mr. Ledin stated that adult softball is coming to a close and youth soccer is just beginning. Mr. Ledin stated that the Sports Complex would host the annual Kickin' It To Cancer Tournament on Labor Day Weekend. Mr. Ledin stated that summer day camp has been very well attended.

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

Not Present.

5.c. Winter Park Water & Sanitation District – Mike Wageck

Not Present.

5.d. Winter Park Resort – Doug Laraby

Not Present.

5.e. Hideaway Junction – Mike Periolat

Mr. Mike Periolat stated that a unit would be available shortly, and as soon as closing is completed with the current owners a letter will be sent out notifying those on the waiting list.

5.f. Chamber of Commerce – Catherine Ross

Chamber of Commerce Director Catherine Ross stated that Winter Park Music Festival went very well, and Uncorked would be taking place the following weekend and would include a Champagne Cork-Off sponsored by Deno's Mountain Bistro.

6. Town Manager's Report

Town Manager Drew Nelson stated that it has been a very busy couple weeks tying up loose ends related to the Headwaters Community Center and Transit plans. Mr. Nelson stated that the Town had opened bids for Rendezvous way and received none due to the fact that contractors are too busy, and the project will be delayed until next year.

7. Mayor's Report

Mayor Lahrman stated that Town Manager Nelson had done a great job negotiating the Purchase and Sale Agreement with Grand County Water and Sanitation District No. 1. Mayor Lahrman stated that he would have a lunch with Winter Park Resort President Gary DeFrance the following day.

8. Town Council Items for Discussion

Nothing to Report.

There being no further business to discuss, upon a motion regularly adopted, the meeting was adjourned at 11:25 a.m.

The next scheduled meeting of the Town Council will be Tuesday, September 1, 2015 at 5:30 p.m.

Taryn M. Martin, Town Clerk