

MINUTES

DATE: Tuesday, May 19, 2015

MEETING: Winter Park Town Council

PLACE: Town Hall Council Chambers

PRESENT: Mayor Jimmy Lahrman, 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 May 5, 2015 Meeting Minutes

Councilor Jim Myers moved and Councilor Mike Periolat seconded the motion approving the Consent Agenda. Motion Carried: 3-0. Mayor Jimmy Lahrman and Councilor Nick Kutrumbos abstained due to absence.

4. Action Items

4.a. Pre-Disaster Mitigation Plan – Town of Winter Park Annex

Police Chief Glen Trainor stated that in late 2014 the County began updating its Pre-Disaster Plan, and that the County had adopted their portion of the plan. Chief Trainor stated that if the Town adopted the plan it would open up potential funding for mitigation services. Councilor Nick Kutrumbos asked if the public has access to the documents. Chief Trainor stated that the Plan is available on the County website.

Councilor Mike Periolat moved and Councilor Nick Kutrumbos seconded the motion approving the Pre-Disaster Mitigation Plan – Town of Winter Park Annex. Motion Carried: 5-0

4.b. Special Event Permit – Mechanical Bull Operation, Strip & Tail

Town Clerk Taryn Martin stated that the application is for a mechanical bull to be operated to the South of the existing deck at Strip & Tail. Ms. Martin stated that Staff had reviewed the application and recommended approval with the condition that there be no additional signage.

Councilor Jim Myers moved and Councilor Mike Periolat seconded the motion to approve the Special Event Permit for Mechanical Bull Operation. Motion Carried: 5-0

4.c. Special Event Permit – Shining Stars Half Marathon

Town Clerk Taryn Martin stated that the application was for the Shining Stars Marathon taking place on June 27, 2015. Ms. Martin stated that Staff had reviewed the application and recommended approval.

Councilor Mike Periolat moved and Councilor Chuck Banks seconded the motion to approve the Special Event Permit for the Shining Stars Half Marathon. Motion Carried: 5-0

4.d. Special Use Permit – Opa! Restaurant Group

Town Planner James Shockey stated that the applicant is requesting to place a deck taking up two parking spaces in front of Opa! Charlie's Gyros. Mr. Shockey stated that the applicant has approval from the property owner, and that the Planning Commission had reviewed the application and recommended approval.

Councilor Mike Periolat moved and Councilor Jim Myers seconded the motion to approve the Special Use Permit for Opa! Restaurant Group. Motion Carried: 5-0

4.e. Special Use Permit – Park Plaza Shopping Center

Town Planner James Shockey stated that the applicant is requesting to place decks and tents in front of Rudi's Deli and Ski Depot as has been done in past years. Mr. Shockey stated that there is a new request from Pepe Osaka's to put a seating area with benches in front of their establishment to seat approximately 12-15 people. Mr. Shockey stated that the Planning Commission had reviewed the application and recommended approval.

Councilor Mike Periolat moved and Councilor Nick Kutumbos seconded the motion to approve the Special Use Permit for Park Plaza Shopping Center. Motion Carried: 5-0

Councilor Barbara Atwater arrived.

4.f. Commercial Enhancement Grant Applications

Town Planner James Shockey stated that the Town received eight grant applications for a total of \$211,000.00. Mr. Shockey stated that Staff formed a committee to narrow down applications and assist the Council with their decision. Mr. Shockey stated that the Planning Commission reviewed the applications on May 12th and made the same recommendations the committee made, to award grants to four of the eight applicants. Mr. Shockey stated that the first application is from Winter Park Station to replace sidewalks and restore landscaping damaged from the water main break in 2011. Mr. Shockey stated that Staff recommended awarding 50% of the landscaping cost. Mr. Shockey stated that the second application is from Mountain Grind to install fabric awnings, perimeter fencing, a wind screen, and planters for vegetables to use in the restaurant. Mr. Shockey stated that Staff recommended full funding at \$3,500.00. Mr. Shockey stated that the third application is for Main Street Center to construct outdoor patio and complete the outer area to tie together with recent projects at Deno's and The Ditch, and that Staff had recommended funding of \$25,000.00. Mr. Shockey stated that the last recommended application is for Winter Park Pub to install landscaping along the North side of the building to improve drainage and tie in with the recent North Portal Project. Mr. Shockey stated that Staff recommended awarding \$8,000.00 in funding for this project. Mr. Shockey reviewed the applicants that were not recommended by Staff, which included The Smokehouse, Village Center, and Cooper Creek, who had withdrawn their application. Mr. Shockey stated that the four recommended grants would total \$51,847.00, and that the Planning Commission had put them in order of perceived importance, which was the Winter Park Pub, Main Street Center, Mountain Grind, and lastly, Winter Park Station. After some discussion of budget, cycles, and the considerable growth of the Grant Program, Councilor Mike Periolat stated that he would like to have a workshop in the

future to discuss the Grant Program as a whole. Councilor Periolat stated that he would like to discuss the Main Street Station application further, as there are three businesses there that stand to benefit from the project. Councilor Periolat asked the applicant, Mrs. Katie Riemenschneider, whether she would still do the project with only partial funding. Mrs. Riemenschneider first thanked the Council for their support on the recent Smokehouse project. Mrs. Riemenschneider then stated that after hearing the recommendation from the Planning Commission, she and her architect came up with alterations that provided almost \$10,000.00 in cost savings on the project. Mrs. Riemenschneider stated that she would like 50% support at \$35,000.00, and that she did not see the Winter Park Station project as something that is beneficial to the Town. The Council discussed the benefits and drawbacks of funding both projects, and concludes to fund the Winter Park Station project contingent upon the promised clean-up of the area prior to work commencing.

Councilor Mike Periolat moved and Mayor Pro Tem Barbara Atwater seconded the motion to fully fund all grants at their recommended amounts, with the stipulation that Winter Park Station site clean-up is completed prior to funding, and proposed to grant the full \$35,000.00 to Main Street Station for a total of \$61,648.00. Motion Failed: 2-4

Councilor Jim Myers moved and Councilor Chuck Banks seconded the motion to fully fund all grants at their recommended amounts, with the stipulation that Winter Park Station site clean-up is completed prior to funding, and proposed to grant \$30,000.00 to Main Street Station. Motion Carried: 6-0

4.g.i. Transit Service Plan – Public Hearing, Consideration of a Grand Application for Federal 5311 Transit Funding, Appointment of Member to the Transit Advisory Committee

Town Manager Drew Nelson stated that two weeks ago, the Council approved an MOU to transition transit from private to public and provide year-round transit. Mr. Nelson stated that the next step is to consider the Transit Service Plan, and that it is necessary for us to be compliant with State and Federal authorities. Mr. Nelson stated that CDOT had sent out a call for projects for federal funding and grants with a deadline in early June, and Staff would like Council to grant authority to apply for funding in the amount of \$200,000.00 for the operation of the proposed system. Finally, Mr. Nelson stated that the MOU created a Transit Advisory Committee that currently has two representatives from Winter Park Resort and one representative from the Town, and asked the Council to nominate a second representative. Mr. Nelson stated that Councilor Chuck Banks had expressed interest in the position. Mr. Nelson then introduced Susan Banks from Transit Plus to explain the Transit Service Plan, and stated that she has had extensive experience in Grand County.

Mrs. Susan Banks stated that the basic plan is to keep the winter service the same, while adding shoulder season and summer service to become eligible for funding. Mrs. Banks stated that the summer service would be largely demand responsive and would include service to Fraser. Mrs. Banks stated that she believed summer service would be fairly successful initially, while shoulder seasons would be slow. Mrs. Banks stated that in other resort communities that have gone to full-time service, over time most have almost no difference in ridership throughout the year. Mrs. Banks stated that the transition is a huge step and it will take time to unwind current agreements and develop new ones, and that she recommended the Council give it a two to three year window before making judgments about the service. Mrs. Banks stated that the Resort would continue to operate parking and charter services.

Town Manager Drew Nelson stated that as part of the process, the Town is required to hold a Public Hearing related to the plan. Mayor Jimmy Lahrman stated that there are a lot of moving parts in the plan, and it would remain somewhat fluid until the Town gets the service and needs

dialled in. Mayor Lahrman opened the Public Hearing. Fraser Valley Recreation Director Scott Ledin referenced the potential for other partners to be involved, and asked how it played into the initial budget for the system. Town Manager Drew Nelson stated that the assumption is that funding levels will remain the same as today, but anticipate partners' budgets to get closer to what their subsidy is. Hearing no further comments, Mayor Lahrman closed the Public Hearing.

Councilor Jim Myers moved and Councilor Chuck Banks seconded the motion to approve the Transit Service Plan. Motion Carried: 6-0

Mayor Pro Tem Barb moved and Councilor Mike Periolat seconded the motion to appoint Councilor Chuck Banks to the Transit Advisory Committee. Motion Carried: 6-0

Councilor Nick Kutrumbos moved and Councilor Mike Periolat seconded the motion to allow Staff to move forward with CDOT Grant Applications. Motion Carried: 6-0

4.j. Ordinance 489 – An Ordinance Approving a Development Agreement Between the Town and the Sprout Foundation for the North Parcel of the Sitzmark Property, Second Reading and Public Hearing

4.k. Ordinance 490 – An Ordinance Approving a Development Agreement Between the Town and Winter Park Development Company, LLC for the South Parcel of the Sitzmark Property, Second Reading and Public Hearing

Town Manager Drew Nelson presented a PowerPoint reviewing the two parcels and their history, as well as their proposed future use. Mr. Nelson stated that under Ordinance 489, the Town will donate Parcel A and seven water taps for the construction of a community center to begin no later than July 1st, 2017. Mr. Nelson stated that this community center will include an environmental education center as well as 7,000 square feet of meeting space. Mr. Nelson stated that the developer would have the right to construct a hotel/retail space as the market warrants. Mr. Nelson stated that the Town would retain a reversion clause and the parcel would be deed restricted.

Mr. Nelson stated that under Ordinance 490, the Town would sell the deed restricted Parcel B and twenty-five water taps to the developer for \$1.2 million. Mr. Nelson stated that the Town would retain first right of refusal, right of repurchase, and a deed restriction for a market, and the developer would be responsible for adhering to the Town's Master Plan.

Mrs. Amy Greer from Stan Bernstein & Associates stated that she specializes in financial consulting, primarily for municipalities. Mrs. Greer presented a PowerPoint detailing the anticipated incremental tax revenues that could be generated from the proposed development. Mrs. Greer stated that the numbers look very positive and she believed the Town would recoup their expenses very quickly. Town Manager Drew Nelson stated that these Ordinances are the culmination of over a year of negotiations, and the Town is very excited to get started. Mr. Nelson stated that the Town Attorney, Kendra Carberry, is also present to answer any questions. Mayor Lahrman opened the Public Hearing. Hernando's owner Jeff Davidson inquired about the parking areas in the North Parcel near Hernando's, and Town Manager Drew Nelson responded that the images were very rough schematics. Winter Park Resident Marsha Beake asked if there would be space in the proposed community center for community college classes. Mayor Lahrman responded that the Town is looking into other potential sites for higher education, but this project is not for that purpose. Upon hearing no further comments, Mayor Lahrman closed the Public Hearing.

Councilor Mike Periolat moved and Councilor Chuck Banks seconded the motion to approve Ordinance 489 – An Ordinance Approving a Development Agreement Between the Town and the Sprout Foundation for the North Parcel of the Sitzmark Property, 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”
Chuck Banks	“Aye”	Jimmy Lahrman	“Aye”

Councilor Jim Myers moved and Councilor Mike Periolat seconded the motion to approve Ordinance 490 – An Ordinance Approving a Development Agreement Between the Town and Winter Park Development Company, LLC for the South Parcel of the Sitzmark Property, 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”
Chuck Banks	“Aye”	Jimmy Lahrman	“Aye”

5. Progress Reports

5.a. Fraser Valley Recreation – Scott Ledin

Mr. Scott Ledin stated that the golf course and restaurant are open, and that the Grand Classic is less than a month away. Mr. Ledin stated that the Rec District would be hosting a large baseball tournament on the same weekend as the Grand Classic, and would be hosting 60+ teams over the weekend. Mr. Ledin stated that the Rec Center slows down this time of year, and recently Prom and After-Prom were hosted there with a good turnout. Mr. Ledin stated that the Rec District had received the results from their Community Needs Assessment and that the results were posted on their website. Mr. Ledin stated that they had just received confirmation from GOCO that their playground project had been recommended for full funding.

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

Nothing to Report.

5.f. Chamber of Commerce – Catherine Ross

Chamber of Commerce Director Catherine Ross stated that the Chamber confirmed a sponsorship with Honda for summer events in Hideaway Park, and that Honda is potentially interested in doing a two to three year deal. Mrs. Ross stated that everything is on track for summer, and the stage would be up mid-June through late August.

6. Town Manager’s Report

Nothing to Report.

7. Mayor’s Report

Mayor Lahrman stated that Mayor Pro Tem Barbara Atwater did a great job in his absence at the last meeting. Mr. Lahrman stated that he and Town Manager Nelson would be attending the Fraser Town Board Meeting that week to keep them apprised as to what is going on in Winter Park.

8. Town Council Items for Discussion

Councilor Jim Myers asked about the timeline for the completion of the Kings Crossing project. Town Manager Nelson stated that the Town is going back in and doing vegetative work and looking at a potential design to continue the sidewalk up the hill where it can naturally transition to trail. Councilor Nick Kutrumbos stated that he noticed restaurants and bars were down by nine percent in March. Finance Director Bill Wengert stated that if everyone had filed on time that probably would not have been the case. Town Manager Drew Nelson stated that we were very close to capacity in March, and last year's March was the biggest ever. Councilor Mike Periolat stated that today was a huge day for the Town and thanked Jim Myers for his work when he was Mayor to set the Town up for these successes. Councilor Mike Periolat thanked Mayor Lahrman for all of his work and stated that the Town has the right person pushing forward. Mayor Lahrman thanked the Staff and the community.

There being no further business to discuss, upon a motion regularly adopted, the meeting was adjourned at 10:20 a.m.

The next scheduled meeting of the Town Council will be Tuesday, June 2, 2015 at 5:30 p.m.

Taryn M. Martin, Town Clerk