

**BOARD OF TRUSTEES
TOWN OF WESTCLIFFE
TUESDAY, NOVEMBER 6TH, 2018
REGULAR MEETING**

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CALL TO ORDER

Mayor Wenke called the meeting to order at 5:30 PM.

ROLL CALL

The following members were present: Mayor Wenke, Ms. Gluschke, Ms. Parkes, Mr. Frickell, Mr. Nordyke, Mr. Bistodeau, and Ms. Cole.

ABSENT: NONE

PLEDGE OF ALLEGIANCE

Mayor Wenke led the Pledge of Allegiance

OTHERS PRESENT: Valerie Sjordal-411 S. 2nd St. WC, Ray Sjordal-411 S. 2nd St. WC, Pattie Cargill-310 S. 6th St. WC, John Cargill-310 S. 6th St., Brian Woods-1220 Engelman Rd. WC, Dena Woods-1220 Engelman Rd. WC, Barbara Nordyke-57798 Highway 96 WC, Charley Ellsion-106 Bluff Circle WC, Bob Fulton-30358 2nd St., WC, Laura Shattuck-105 Bluff Circle WC, John Shattuck-105 Bluff Circle WC, Lori Fox-1642 CR 192, WC, Dan Fox-1642 CR 192, WC, Ron Self-115 S. Adams Blvd., WC, Gary Buntin 113 N. Adams Blvd., WC, Aliah Dianne-111 First St. SC, Peter Gluschle-404S. 2nd St., WC, Lynn King-87 Powell ST. WC, Shannon Byerly-702 Rosita Ave., Gary Coleman-101 Hermit Rd., Marilyn Hennessy-333 Mission Dr., WC, Christy Patterson-408 S. 3rd St., WC, Diane Rose-118 Main Street WC, John Johnston-410 Main St. WC, Bianca Trenken-414 Main St., WC, Gary Coleman-106 Powell Ave., Jay Printz, Mike Carter and Wanda Jennings.

TREASURER'S REPORT

REVENUE RECEIVED IN OCTOBER 2018:

GENERAL FUND CHECKING:	\$	56,982.49
CONSERVATION TRUST FUND:	\$	11.05
MUNICIPAL COURT CHECKING:	\$	0.00
CAPITAL FUND CHECKING:	\$	19,297.23

EXPENDITURES FOR OCTOBER 2018:

GENERAL FUND CHECKING:	\$	33,539.12
CAPITAL FUND CHECKING:	\$	15,032.17
TOTAL GENERAL FUND	\$	48,571.29

CONSERVATION TRUST FUND:

BALANCE IN ALL ACCOUNTS:

GENERAL FUND CHECKING:	\$	226,551.42
CAPITAL FUND CHECKING:	\$	65,495.38
MUNICIPAL COURT CHECKING:	\$	3,078.00
CONSERVATION TRUST FUND:	\$	26,900.21
TOTAL C.D's PLUS INTEREST:	\$	390,714.54

APPROVAL OF CONSENT AGENDA

a. Approval of minute's **b.** Treasurer's Report **c.** Approval of Bills List

Mr. Frickell moved and **Mr. Bistodeau** seconded to allow and pay all bills. Motion carried.

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OLD BUSINESS

a. Consideration of request to amend the approved 2019 Sheriff's Contract.

ACTION: Ms. Gluschke moved and Mr. Nordyke seconded to approve request to amend the approved 2019 Sheriff's Contract. Motion carried.

b. Consideration of request to accept a bid for the property at the end of North 5th Street.

ACTION: Mr. Bistodeau moved and Ms. Parkes seconded to accept a bid for the property at the end of North 5th Street. Motion carried.

c. Re-consideration of the parking in the 200 block.

There was much discussion on this subject. The concerns were trucks that park over the solid white line in the back of the parking space is a hindrance to oncoming traffic and when you back out of your space you can't see around that truck. If the spaces could be set at a longer angle, that might take care of the problem. It would be nice to take out the South end parking space at the corner of 2nd and Main so people can see oncoming traffic. Maybe there could be compact car parking spaces or just car parking only. There needs to be more signage up and better signage.

ACTION: Mr. Bistodeau moved and Mr. Nordyke seconded the re-consideration of the parking in the 200 block. Main Street will remain as status quo with subtle adjustments. Let's move forward with proper signage, adjusting the parking spaces, maintaining the diagonal spaces so we don't lose that many spaces. I believe that this will make people in our residential areas happy as well as the business owners because they are not losing their spots. Motion carried.

NEW BUSINESS

a. PUBLIC HEARING for Use by Special Review at 106 Powell Ave. for a Bed and Breakfast.

There was much discussion on this topic. Mr. Coleman gave the board of trustees his plan for the bed and breakfast he would like to build. The audience was concerned that the Bed & Breakfast would be disturbing the community with certain types of parties, events, increased parking spaces, drainage, solar panels and landscaping. They were concerned that he was asking for a zoning change. The building and zoning official, Mr. Carter explained that Mr. Coleman was not asking for spot zoning or a rezoning change. He explained that in the land use code, it clearly states what Mr. Coleman could do with his large property which is on 1.73 acres. Mr. Carter explained the Mr. Coleman, if he wanted to, could build without anyone's permission: 36 unit apartment complex, 18 duplexes, 6-6 plexus, 9-4 plexus and a 27 unit complex. Mr. Carter let everyone know that what Mr. Coleman wants to build is less intrusive to the community. There are other AirBnB's, VRBO's, here in Westcliffe and have been approved by the board of trustee with no complaints.

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NEW BUSINESS CONTINUED

b. Consideration of request to approve for a Use by Special Review at 106 Powell Ave. for a Bed and Breakfast.

This was tabled until the next Board of Trustees Meeting which is December 6th. The Board requested that Mr. Coleman and some of the audience get together and look at the drawn up plans for the Bed & Breakfast so they could get eyes on what is to be built. Mr. Coleman agreed.

c. Re-schedule December and January's meeting.

December 4th meeting has been rescheduled to December 6th and January 1st, 2019 has been changed to January 8th, 2019.

STAFF & COMMITTEE REPORTS

a. Report from Deputy Clerk –

The GOCO grant and Safe Routes to School grant has been submitted.

Remember the budget workshop tomorrow, November 7th at 2:00pm.

The Christmas Dinner is set for December 14th and will need to know if you'll be attending and to choose which meal you and your spouse will want.

b. Report from Building and Zoning –

Mr. Carter updated the board on the new building. Things are moving along pretty well. The plumbing and electrical ruff-in has been completed, windows in, roof is fixed. The elevator has been delivered and is being put together. We have a broken skylight. Don't know when the building will be done, work continues.

The new restroom has started at the bluff. Water and sewer lines are being put in and should be done before the end of the year.

Mr. Carter issued a demolition permit earlier today on the building 609 Main Street which should be taken down any day now at the owners expense.

Mr. Nordyke moved and **Mr. Bistodeau** seconded to adjourn. Motion carried.

ADJOURN

Recorded by:
Wanda Jennings
Deputy Clerk