

**TOWN OF DILLON
TOWN COUNCIL
REGULAR MEETING**
Tuesday, February 20, 2018
7:00 p.m.
Dillon Town Hall

CALL TO ORDER & ROLL CALL

A regular meeting of the Town Council of the Town of Dillon, Colorado, was held on Tuesday, February 20, 2018, at Dillon Town Hall, 275 Lake Dillon Drive, Dillon, CO. Mayor Pro Tem Nickel called the meeting to order at 7:00 p.m. and the following Council Members answered roll call: Jen Barchers, Kyle Hendricks, and Carolyn Skowrya. Mayor Burns and Council Members Bailey and Westerberg were absent (excused). Staff members present were: Tom Acre, Town Manager; Kerstin Anderson, Marketing and Communications Director; Mark Heminghous, Police Chief; Carri McDonnell, Finance Director; Scott O'Brien, Public Works Director; and Jo-Anne Tyson, Town Clerk.

APPROVAL OF AGENDA

There being no changes to the agenda, it will stand as approved.

APPROVAL OF CONSENT AGENDA

Council Member Skowrya moved to approve the following consent agenda as amended:

- a. Minutes of Regular Meeting of February 6, 2018
- b. Approval of Bill List dated February 16, 2018 in the amount of \$10,126.17 and Payroll Ledger dated February 16, 2018 in the amount of \$70,694.13.

Council Member Barchers seconded the motion which passed unanimously upon roll call vote.

CITIZEN COMMENTS

There were no citizen comments.

CONSIDERATION OF RESOLUTION NO. 13-18, SERIES OF 2018

A RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF DILLON, COLORADO, MAKING AN APPOINTMENT TO THE PARKS AND RECREATION ADVISORY COMMITTEE.

Public Works Director Scott O'Brien reported that Town Council interviewed applicant R. Louis Skowrya at their February 6, 2018 Work Session to fill a vacancy on the Dillon Parks and Recreation Advisory Committee, term to expire January 2020.

Council Member Skowrya disclosed that she is married to R. Louis Skowrya and offered to abstain from voting if Council desired. Council gave Council Member Skowrya permission to vote on this agenda item.

Council Member Skowrya moved to approve Resolution No. 13-18, Series of 2018. Council Member Hendricks seconded the motion which passed unanimously upon roll call vote.

CONSIDERATION OF RESOLUTION NO. 14-18, SERIES OF 2018

A RESOLUTION AUTHORIZING THE TOWN OF DILLON, COLORADO, TO ENTER INTO A CONCESSIONAIRE AGREEMENT WITH HOVERP, LLC DBA: SUMMIT SHUTTLE FOR SERVICES AT THE DILLON MARINA; AUTHORIZING AND DIRECTING THE APPROPRIATE TOWN OFFICERS TO SIGN THE NECESSARY DOCUMENTS; AND, SETTING FORTH DETAILS IN RELATION THERETO.

Marina Director Phil Hofer reported that this Resolution is the first lease agreement between the Town of Dillon and HOVERP dba: Summit Shuttle. Summit Shuttle wishes to provide water taxi services between the Dillon Marina and Frisco Marina during the summer operating season and private services or charters before or after the Marina's scheduled hours of operation. The term of the lease agreement is for three seasons, ending October 31, 2020 in conformance with the Concessionaire's right to exercise its first option to renew for an additional two one-year terms. HOVERP will remit a two percent (2%) fee on all shuttle services that load or unload at the Dillon Marina.

Council Member Barchers moved to approve Resolution No. 14-18, Series of 2018. Council Member Hendricks seconded the motion which passed unanimously upon roll call vote.

CONSIDERATION OF RESOLUTION NO. 15-18, SERIES OF 2018

A RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF DILLON, COLORADO, APPROVING A MEMORANDUM OF UNDERSTANDING WITH PORTMANTEAU PARTNERS REGARDING THE DILLON TOWN CENTER.

Marketing and Communications Director Kerstin Anderson reported that this resolution approves a Memo of Understanding (MOU) with Portmanteau Partners. The MOU establishes the framework for dialogue between the Town of Dillon and Portmanteau Partners regarding a potential master plan of the town center. The MOU's intent includes:

- a) The Parties acknowledge and agree there may be several potential scenarios for the master plan. To that end, the Parties will work collaboratively to explore such scenarios.
- b) The Developers and Town Administration agree to collaborate to discuss what they believe is best for the community of Dillon, their residents, and stakeholders.
- c) The parties agree to consider projects that are synergistic in nature and improve the Town of Dillon in terms of livability, patronage, sustainability and accessibility.
- d) The Developers agree to engage property owners (of both active and passive properties) on a best-efforts basis to gauge interest in a potential disposition or potential joint venture partnership.

Council Member Barchers moved to approve Resolution No. 15-18, Series of 2018. Council Member Hendricks seconded the motion which passed unanimously upon roll call vote.

CONSIDERATION OF RESOLUTION NO. 16-18, SERIES OF 2018

A RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF DILLON, COLORADO, APPROVING A FIRST AMENDMENT TO RESTRICTIVE HOUSING COVENANT AND AGREEMENT FOR WORKFORCE HOUSING.

Ms. Anderson reported that this resolution amends the Sail Lofts workforce housing covenants for Lots 16R, 17A, and 17B, Block A, New Town of Dillon. Staff reviewed the town's workforce housing covenants with Jason Dietz, Summit County Combined Housing Authority Executive Director. Mr. Dietz and his staff suggested several amendments to the covenants making the units more sellable and consistent with other workforce housing projects in the County while maintaining the Town's goals of workforce attainability. Their recommendations include:

- Define the Summit Combined Housing Authority (SCHA) to include the SCHA or its Town designee in the event the SCHA changes structure or name.
- Modify 4.8 and 9.1 to include appreciation of the unit by 2% fixed per year rather than tying to the

volatile AMI chart.

- Under capital improvements – allow a provision to allow upgrades for wear and tear upon approval.
- Modify 4.12 and 8.7.1 to add qualified renter language for roommates without AMI restrictions but tied to a 30+ hour work week.
- Modify 4.12.3 to all persons must work 7 years rather than 4 years prior to retirement. Staff did clarify that retirees can stay in their homes upon retirement as long as they want to.
- Modify 7.1 to 7.6 to define qualified occupant by household size as reflected in the AMI chart. The 2 bedrooms would allow for 3 persons in the qualification. Staff did clarify that once a family purchases a unit they are free to expand their household.
- Modify 9.4 that in the event of multiple qualified bids that meet the seller’s timeline, the decision would go to a lottery and extend the closing date to 21 days.
- Modify 14.0 Define short term vs long term rental with short term as 30 days or less. This is a consistent definition at the state level and with our taxes.

Staff has incorporated these amendments and is presenting the First Amendment to Restrictive Housing Covenant and Agreement for Sail Lofts, LLC as outlined in this resolution.

Council Member Barchers moved to approve Resolution No. 16-18, Series of 2018. Council Member Skowrya seconded the motion which passed unanimously upon roll call vote.

CONSIDERATION OF RESOLUTION NO. 17-18, SERIES OF 2018

A RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF DILLON, COLORADO, DESIGNATING AUTHORIZED SIGNATORIES FOR THE TOWN’S BANKING AND INVESTMENT ACCOUNTS.

Finance Director Carri McDonnell stated that this resolution approves check signers for all town accounts and investments. Check signers for the checking, savings, and money market accounts will be the Mayor, Mayor Pro-Tem, Town Manager and Town Clerk. Check signers for certificates of deposit and other investment accounts will be the Town Clerk and Finance Director. Most financial institutions require two signatures on checking and savings accounts and are now requiring resolutions from the governing body authorizing the check signers before we can open accounts.

Council Member Skowrya moved to approve Resolution No. 17-18, Series of 2018. Council Member Barchers seconded the motion which passed unanimously upon roll call vote.

TOWN MANAGER’S UPDATE

Town Manager Tom Acre reported on the following items:

- Dillon Community Garden Informational Meeting will be held Thursday, February 22, 2018, 6:00 – 7:00 p.m. in Town Council Chambers.
- Kayak and Paddle Board Concessionaire discussions are underway.
- Conversations with the Urgent Care facility representatives are continuing.
- Attended the Board of Realtors meeting.
- Mayors, Managers and Commissioners meeting will be held this week. The CMC Leadership Course and Olympic Listening Tour will be discussed.

MAYOR PRO-TEM’S UPDATE

Mayor Pro-Tem Nickel complimented Silverthorne resident Red Gerard for his Olympic gold medal in snowboard slopestyle. He asked if the town should recognize Mr. Gerard upon his return to Summit

County. Manager Acre stated he will discuss a community-wide welcome ceremony for all Summit County Olympic athletes at the Mayors, Managers and Commissioners meeting.

COUNCIL MEMBER COMMENTS

- Council asked if the Town should once again consider a Dark Sky Initiative.
- Council asked if the Town should consider a 100% renewable energy proclamation.

AMPHITHEATRE UPDATE

Mr. O'Brien recapped Council's prioritization of the Amphitheatre contingency fund which include:

- Better pricing on the Dillon Amphitheatre signs, by the main entrance and on the lake side of the stage building. There will be no backlighting of the signs.
- Landscaping enhancements.

He stated that they are working on the Amphitheatre's interior finishes and that the project is on schedule and on budget.

EXECUTIVE SESSION

Mayor Pro Tem Nickel moved to go into Executive Session at 7:46 p.m. for the purpose of a discussion of a personnel matter under C.R.S. § 24-6-402(4)(f)(I) and not involving any specific employees who have requested discussion of the matter in open session, specifically concerning the Town Council's discussion with the Town Manager regarding his resuming duties of the Manager position and other support for the Town Manager. No action was taken during the executive session. At 8:14 p.m. Council concluded the executive session.

OTHER BUSINESS

Staff discussed paid concert options for the Dillon Amphitheatre and was directed to pursue options for July 2018.

ADJOURNMENT

There being no further business, Mayor Pro-Tem Nickel declared the meeting adjourned at 8:34 p.m.

Respectfully submitted by:

Jo-Anne Tyson, CMC/MMC, Town Clerk