

**TOWN OF DILLON  
TOWN COUNCIL  
REGULAR MEETING**  
Tuesday, June 19, 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, June 19, 2018, at Dillon Town Hall, 275 Lake Dillon Drive, Dillon, CO. Mayor Skowyra called the meeting to order at 7:02 p.m. and the following Council Members answered roll call: Jen Barchers, Kyle Hendricks, Renee Imamura, Karen Kaminski, and Mark Nickel. Council Member Brad Bailey was absent (excused). Staff members present were: Tom Acre, Town Manager; Kerstin Anderson, Marketing and Communications Director; Phil Hofer, Marina Director; Carri McDonnell, Finance Director; Scott O'Brien, Public Works Director; Ned West, Planner/Construction Inspector; and Corrie Woloshan, Accountant Assistant.

**APPROVAL OF AGENDA**

Council Member Barchers requested to move agenda item #12, Development Update – Dillon Homewood Suites, before agenda item #10, Consideration of Resolution No. 40-18, Series of 2018.

**APPROVAL OF CONSENT AGENDA**

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

- a. Minutes of Regular Meeting of June 5, 2018
- b. Approval of Bill List and Payroll Ledger dated June 8, 2018
- c. Call Up for Deck at 34 Crown Court, Lookout Ridge Townhomes  
Notification of Planning and Zoning Commission Approval of a Level III Development Permit Application – a new deck within the Lookout Out Ridge multi-family residential development consisting of a new ten (10) foot by ten (10) foot, second level deck at 34 Crown Court, or more specifically located on Unit 2385 Lookout Ridge Townhomes Phase 2, Dillon, Colorado.

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

**CITIZEN COMMENTS**

There were no citizen comments.

**RESOLUTION NO. 37-18, SERIES OF 2018**

A RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF DILLON, COLORADO, MAKING AN APPOINTMENT TO THE PLANNING AND ZONING COMMISSION.

Planning and Zoning Commission candidate Alison Johnston was introduced.

Council Member Kaminski moved to approve Resolution No. 37-18, Series of 2018. Council Member Nickel seconded the motion which passed unanimously upon roll call vote.

**PRAC UPDATE**

Louis Skowyra updated Council on the Parks and Recreation Committee (PRAC) monthly meeting. Staff is applying for a full construction GOCO grant this fall. They wanted to thank Council for the \$15,000 for family disc golf course. Louis reminded Council of the PRAC mission statement – ‘to protect, improve and promote our parks for present and future generations’. PRAC believes that the Ice Castles activated Town Park in a way that’s never been done, especially during winter months and it promoted the Town. However, there was an impact in shutting down the park in the Spring when the park could have been used and there was a lot of staff time from Public Works. On behalf of PRAC, they advise you to protect our park. Ice Castles were really successful and could be successful again in the coming winter. It’s PRAC job to point out that the Ice Castles did do some damage.

**PRESENTATION OF 2017 FINANCIAL STATEMENTS – DAWN PRIDAY AND JIM HINKLE, HINKLE & COMPANY PC**

Jim Hinkle updated the Council on the merger with Swanhorst & Company and Hinkle & Company. Jim explained that the Town staff put together the financial statements and the management discussion and analysis and Hinkle & Company completed the audit and issued the opinion. The financial statements are fairly stated and materially accurate. It is believed the Town the staff has done a great job reporting accurately throughout the year and the financial statements follow GASB standards. Dawn reviewed the management letter with Council.

**CONSIDERATION OF RESOLUTION NO. 38-18, SERIES OF 2018**

A RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF DILLON, COLORADO, MAKING SUPPLEMENTAL APPROPRIATIONS TO VARIOUS FUNDS FOR THE TOWN OF DILLON, COLORADO FOR THE 2018 BUDGET YEAR.

Carri McDonnell, Finance Director presented the supplemental appropriations for the General Fund and Capital Improvement Fund. The General Fund appropriations include \$4,000 for fire mitigation and \$135,000 for a transfer from the General Fund to the Capital Improvement Fund. The Capital Improvements appropriations include amphitheater improvements of \$73,976 and amphitheater sound system \$60,000.

Mayor Skowyra opened the public hearing at 7:19 p.m.

This public hearing was published in accordance with public posting requirements as set forth by the Dillon Municipal Code. There being no further comments from the public, Mayor Skowyra closed the public hearing at 7:20 p.m.

Council Member Barchers moved to approve Resolution No. 38-18, Series of 2018. Council Member Imamura seconded the motion which passed unanimously upon roll call vote.

**CONSIDERATION OF RESOLUTION NO. 39-18, SERIES OF 2018**

A RESOLUTION AUTHORIZING THE TOWN OF DILLON, COLORADO, TO ENTER INTO A CONCESSIONAIRE AGREEMENT WITH PEAK YOGA STUDIO TERM TO EXPIRE DECEMBER 31, 2018 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.

Phil Hofer presented the concessionaire agreement with Peak Yoga Studio for stand up yoga on paddleboards at the Dillon Marina.

Council Member Barchers moved to approve Resolution No. 39-18, Series of 2018. Council Member Kaminski seconded the motion which passed unanimously upon roll call vote.

## **DEVELOPMENT UPDATE – DILLON HOMEWOOD SUITES**

John Frew, Frew Development presented additional information on the Dillon Homewood Suites project that was approved by Council on June 5. Frew Development along with Danny Eilts and Kinseth Hospitality will own the development with Kinseth operating the hotel and restaurant. John explained they commissioned a third party study to determine the right type of hotel and then interviewed prospective brands. They ultimately made a deal with the Homewood Suites. The hotel will provide a free hot breakfast and manager's reception that helps to drive business. 70% of business will come from the Hilton rewards programs. They believe that guest staying in a suite spend more than a traditional hotel.

Stephen Shainholtz, O'Bryan Partnership presented an overview of the changes to the exterior design based on the Town's Architectural Guidelines. The main changes include: roof design, stone at base for weighted design, slope of roofs (no gables for a more contemporary feel), flat awnings, columns line up, rooftop mechanical units need to be screened from pedestrian view.

John Frew discussed the restaurant and parking. The restaurant be named 'The Vue'. Different exterior views were presented, as well as interior flow, kitchen, buffet, tables, banquette design, window dining, indoor/outdoor bar, ADA capabilities, square footage per area, and parking analysis. The hotel occupancy is anticipated at 61% in the first year.

## **CONSIDERATION OF RESOLUTION NO. 40-18, SERIES OF 2018**

A RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF DILLON, COLORADO, APPROVING A LEVEL IV DEVELOPMENT APPLICATION FOR A CLASS S-2 SUBDIVISION REPLAT OF LOTS 1, 1A, 1B, AND 1C, BLOCK B, NEW TOWN OF DILLON SUBDIVISION FOR THE PURPOSES OF ELIMINATING INTERIOR BOUNDARY LINES AND CREATING ONE LOT; AND, SETTING FORTH DETAILS IN RELATION THERETO.

Ned West, Town Planner gave an overview of the replat of Lots 1, 1A, 1B and 1C, Block B for the Dillon Homewood Suites project. The replat includes the combination of the four lots into one single 1.5 acre lot to be named Lot 1R. The existing interior lot lines and utility easements will be vacated by this plat. A new fire access easement will be created on the south side of Lot 1R and an additional fire access easement will be dedicated from the entrance off Lake Dillon Drive to the second fire apparatus turnaround located in the northwestern corner of Lot 1R. A new waterline easement will be dedicated from Lake Dillon Drive to a new fire hydrant located along the north side of Lot 1R and a new 20' utility easement will be dedicated along US Highway 6 right-of-way to facilitate under-grounding of the Xcel Energy power lines and Comcast fiber optic line.

Mayor Skowyra opened the public hearing at 8:06 p.m.

This public hearing was published in accordance with public posting requirements as set forth by the Dillon Municipal Code. There being no further comments from the public, Mayor Skowyra closed the public hearing at 8:07 p.m.

Council Member Imamura moved to approve Resolution No. 40-18, Series of 2018. Council Member Kaminski seconded the motion which passed unanimously upon roll call vote.

**CONSIDERATION OF RESOLUTION NO. 41-18, SERIES OF 2018**

A RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF DILLON, COLORADO, APPROVING A LEVEL IV DEVELOPMENT APPLICATION FOR A CLASS S-2 SUBDIVISION REPLAT OF A LOT CALLED ALPINE LAKE LODGE PUD AND LOT 1G, BLOCK B, NEW TOWN OF DILLON FOR THE PURPOSES OF ELIMINATING AN INTERIOR BOUNDARY LINE AND CREATING ONE LOT; AND, SETTING FORTH DETAILS IN RELATION THERETO.

Ned West, Town Planner gave an overview of the replat of Alpine Lake Lodge PUD, Block B and Lot 1G, Block B for the Uptown 240 project. The replat includes the combination of the two lots into one single 1.17 acre lot to be named Lot 1S. The existing interior lot line between the two lots will be vacated but the existing utility easements along the lot line will remain. A new fire access easement will be created on the existing Lot 1G.

Mayor Skowrya opened the public hearing at 8:19 p.m.

Applicant Danilo Ottoborgo, 240 Lake Dillon Drive, mentioned they purchased the additional lot for required parking.

This public hearing was published in accordance with public posting requirements as set forth by the Dillon Municipal Code. There being no further comments from the public, Mayor Skowrya closed the public hearing at 8:20 p.m.

Council Member Nickel moved to approve Resolution No. 41-18, 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:

- Housing Summit that Mayor Skowrya, Council Members Imamura and Kaminski and staff attended.
- Reached out to Town of Breckenridge regarding plastic bag fees
- Mayor Skowrya and Tom will attend the HOA meeting on July 7. Tom requested a Council Member attend the July 21 Anchorage West HOA meeting at Town Hall. Council Members Barcher and Imamura will review their schedules and let staff know if they can attend.

**MAYOR'S UPDATE**

There was no Mayor's Update.

**COUNCIL MEMBER COMMENTS**

There were no Council Member comments.

**AMPHITHEATRE UPDATE**

Scott Obrien, Public Works Director provided an update on the Amphitheater project. The Town has received the certificate of occupancy and staff is working through the punch list with the contractor. The landscaping is underway and the buildings have been stocked. Staff will be testing the lift station on Thursday. The fence will come down on Friday, June 22 and pending testing of lift station the park restrooms may be open on Friday, June 23. Matt Miano, Events Manager, is working with lighting and audio-visual contractors. The rack of speakers have been installed and will be raised up during concerts. There will be additional speakers going in. The first concert is the Nacho Men on Friday, June 29.

**EXECUTIVE SESSION**

Mayor Skowrya moved to go into executive session at 8:30 p.m. for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. § 24-6-402(4)(e), specifically pertaining to the Dillon Homewood Suites.

At 8:45 p.m. Council concluded the executive session.

**ADJOURNMENT**

There being no further business, Mayor Skowrya declared the meeting adjourned at 8:47 p.m.

Respectfully submitted by:

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Corrie Woloshan, Accountant Assistant