

**TOWN OF DILLON
TOWN COUNCIL
REGULAR MEETING**

**TOWN HALL
275 LAKE DILLON DRIVE
DILLON
Tuesday, July 20, 2021
7:00 p.m.**

CALL TO ORDER & ROLL CALL

A regular meeting of the Town Council of the Town of Dillon, Colorado, was held on Tuesday, July 20, 2021, at Dillon Town Hall, 275 Lake Dillon Drive, Dillon. Mayor Skowyra called the meeting to order at 7:03 p.m. and the following Council Members answered roll call: Council Members Jen Barchers, Kyle Hendricks, Karen Kaminski, Renee Imamura, Steve Milroy and Mayor Pro Tem Brad Bailey. Staff members present were: Nathan Johnson, Town Manager; Carri McDonnell, Finance Director; Cale Osborn, Chief of Police; Scott O'Brien, Public Works Director; Craig Simson, Marina Director; Kerstin Anderson, Marketing & Communications Director; and Adrienne Stuckey, Town Clerk.

APPROVAL OF AGENDA

There were no changes to the Regular Meeting Agenda.

APPROVAL OF CONSENT AGENDA

Mayor Pro Tem Bailey moved to approve the following consent agenda:

- a. Minutes of Regular Meeting of July 6, 2021
- b. Approval of Bill List dated July 15, 2021 in the amount of \$1,565,920.27 and Payroll Ledger dated July 16, 2021 in the amount of \$146,954.32
- c. Excused Absences Council Member Jen Barchers and Council Member Steve Milroy for the July 6, 2021 Regular Meeting
- d. Consideration of Ordinance No. 09-21, Series of 2021
First Reading to Set the Public Hearing
**AN ORDINANCE AMENDING CHAPTER 17 OF THE DILLON MUNICIPAL CODE
REGARDING SUBDIVISIONS AND TO UPDATE CROSS-REFERENCE THERETO.**

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

CITIZEN COMMENTS

There were no citizen comments.

PRESENTATION OF 2020 FINANCIAL STATEMENTS, JIM HINKLE, HINKLE & COMPANY PC

Jim Hinkle, Managing Partner of Hinkle & Company PC, explained his company prepared the independent audit for the Town of Dillon. They audited the financial statement of the governmental

activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Dillon for the year ending December 31, 2020. They found no exceptions to the control features they tested. They came to the conclusion that they did not find any significant deficiencies or material weaknesses in internal controls. They performed standard testing and tested the details and analytic reviews and audited items in the general ledger and looked for something not explainable. The whole emphasis is to determine if the financial statements are prepared in accordance with generally accepted accounting principles. The result of the audit, the Town received a clean, unmodified opinion that the financial statements have been prepared in accordance with generally accepted accounting principles. They also didn't have any disagreements with management, any problems during the audit process and weren't aware of management shopping the audit around looking for a firm to agree with whatever accounting principles they wanted to use.

He added that even though the audit was done remotely, they had full transparency and his company received everything in a timely manner.

CONSIDERATION OF RESOLUTION NO. 26-21, SERIES OF 2021

A RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF DILLON, COLORADO, ADOPTING AN AMENDED THREE-MILE PLAN FOR THE TOWN OF DILLON.

Nathan Johnson, Town Manager, explained the purpose of the Three-Mile plan is to address the specific statutory requirements of Colorado Revised Statutes (C.R.S.) § 31-12-105, which requires that a municipality adopt an annexation plan prior to the annexation of any land into the municipality, and that it provides direction to the municipality and land-owners concerning land use issues and infrastructure improvements needed upon annexation into the Town of Dillon. The statutes stipulate that the Three-Mile Plan be reviewed annually.

Proposed amendments for the Three-Mile Plan relate to the workforce housing project planning effort for the U.S. Forest Service Dillon Ranger District Administration Site. Summit County, the Town of Dillon, and the U.S. Forest Service have recently completed a workforce housing concept planning effort to assess a potential density and configuration for potential redevelopment of the Admin. Site off of County Road 51.

Manager Johnson added the proposed amendments to the Three-Mile Plan are limited to the area identified as Area 3 "Dillon Water Treatment Plant Area, adjacent to County Road 51" and include the following:

- Proper identification of the U.S. Forest Service Dillon Ranger District Administration Site
- Reference to the Town owned transitional employee housing two-unit house
- Clarification that the three identified parcels in the area are not heavily timbered forested areas, but are instead managed forested sites, one of which is already developed with the Admin. Site
- Two of the parcels, owned by Denver Water, have slopes of around 18-20%. This refinement was added to the Plan, and they remain as being identified as potential low to medium density residential or areas of potential expansion of public works facilities as was already in the Plan.
- The US Forest Service Admin. Site has slopes of 4.5-5% over much of the site which is made clearer in the Plan.
- A higher density workforce housing development is recognized as a potential for the Forest Service parcel due to its current use, sparse and dispersed trees, and relatively gentle slopes compared to the adjacent Denver Water parcels. Any high-density development would be limited to community workforce housing

Council Member Kaminski moved to approve Resolution No. 26-21, Series of 2021. Council Member Imamura seconded the motion which passed unanimously upon roll call vote.

TOWN MANAGER'S UPDATE

Manager Johnson included a written report and added the following:

- Town projects are off to a good start. The contractors are having supply chain issues and labor shortages.
- Town Park Phase 1B is out to bid.
- At the Marina, A-dock is now complete. The fuel dock project will begin next year in 2022.
- There has been an increase in COVID cases with the Delta variant.
- Staff is working on the 2022 budget.

Council Member Hendricks asked if there was a deadline for the completion of the Uptown 240 project. Manager Johnson replied the Town has development agreements with deadlines.

Town Attorney Nick Cotton-Baez added Uptown 240 is currently working on a bond closing.

MAYOR'S UPDATE

Mayor Skowyra thanked Staff for doing an amazing job and commented that the work sessions have been going well with good conversations.

COUNCIL MEMBER COMMENTS

There were no Council Member comments.

ADJOURNMENT:

There being no further business, Mayor Skowyra declared the meeting adjourned at 7:21 p.m.

Respectfully submitted by:

Adrienne Stuckey, Town Clerk