

*RECORD OF PROCEEDINGS*

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**TOWN OF DILLON  
TOWN COUNCIL REGULAR  
MEETING**

Tuesday, October 4, 2022  
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, October 4, 2022, at Dillon Town Hall, 275 Lake Dillon Drive, Dillon, CO. Mayor Skowyra called the meeting to order at 7:00 p.m. and the following Council Members answered roll call: Dana Christiansen, Renee Imamura, Tony Scalise and John Woods. Mayor Pro Tem Brad Bailey and Council Member Kyle Hendricks were absent (excused). Staff members present were: Nathan Johnson, Town Manager; Cale Osborn, Police Chief; Craig Simson, Marina Director; Carri McDonnell, Finance Director; Matt Farley, Accountant; Scott O'Brien, Public Works Director; Jessie Klehfoth, Events & Recreation Director; Ned West, Sr. Town Planner; and Adrienne Stuckey, Town Clerk

**APPROVAL OF AGENDA**

Work Session Item #8, Council Member Comments and Committee Reports, was moved to Regular Meeting Agenda Item #14, Council Member Comments.

Council Member Hendricks entered the meeting at 7:03 p.m.

**APPROVAL OF CONSENT AGENDA**

Council Member Imamura moved to approve the following consent agenda:

- a. Minutes of Regular Meeting of September 20, 2022
- b. Approval of Bill List dated September 28, 2022, in the amount of \$554,320.39 and Payroll Ledger dated September 23, 2022, in the amount of \$169,606.66
- c. Excused Absence for Council Member Hendricks for the September 20, 2022, Regular Council meeting
- d. Consideration of Ordinance No. 05-22, Series of 2022  
First Reading to Set the Public Hearing  
**AN ORDINANCE AMENDING CHAPTER 16 OF THE DILLON MUNICIPAL CODE REGARDING MULTI-FAMILY RESIDENTIAL AND HOTEL PARKING SPACE REQUIREMENTS.**
  - i. Resolution No. PZ 08-22, Series of 2022
- e. Consideration of Ordinance No. 06-22, Series of 2022  
First Reading to Set the Public Hearing  
**AN ORDINANCE APPROVING A LEVEL IV DEVELOPMENT APPLICATION FOR A PUD SIGN PLAN FOR THE PANERA BREAD RESTAURANT.**
  - i. Resolution No. PZ 09-22, Series of 2022

Council Member Scalise seconded the motion which passed unanimously.

## **CITIZEN COMMENTS**

Jake Porritt, from JPJG Dillon LLC, Michigan resident, introduced his team, Jim George, Joe George and Jason Aubrey, that is looking for opportunities to invest in Dillon. At the November 1, 2022 Work Session, his group would like to make a formal presentation to Council and would like to circulate the master plan drawing and receive feedback.

Jim Doyle, Dillon resident, thanked Council for the great response in removing the wrapping around the Amphitheater fence.

## **PRESENTATION OF THE PROPOSED 2023 BUDGET**

Finance Director Carri McDonnell stated that staff presented all funds at work sessions from August 16, 2022 to October 4, 2022.

There were changes made to the proposed budget since the last presentation:

- Revenues: The allocation between the Sewer Fund (80%) and Sewer Plant Investment Fund (20%) was changed to 81% and 19% respectively in order to balance the Sewer Fund.
- Expenditures:
  - A fuel mitigation project was added to the Water Plant Investment Fund in the amount of \$50k to assist with mitigation near the Diversion Structure. The Town is also applying for a USFS grant to add to our budget amount to provide about a mile worth of mitigation.
  - The Town received the rates for the JSA and the increase was 5.6% and we originally budgeted 4%. We updated the budget numbers for 2023 but this created an issue for the Sewer Fund, which is the reason we changed the allocation as explained above.

Ms. McDonnell stated the Public Hearing for the 2023 Proposed Budget will be at the Regular Meeting on November 1, 2022.

## **CONSIDERATION OF RESOLUTION NO. 48-22, SERIES OF 2022**

Public Hearing

### **A RESOLUTION APPROVING AN APPLICATION FOR A CLASS S-2 SUBDIVISION TO BE KNOWN AS A RESUBDIVISION OF LOT 17, BLOCK B, NEW TOWN OF DILLON.**

This public hearing was published in accordance with public posting requirements as set forth by the Dillon Municipal Code. Mayor Skowryra opened the public hearing at 7:12 p.m.

Ned West, Sr. Town Planner, informed Council that although they provided the required public notices, the mailing notice, which is mailed to property owners within 300' of this property, had one notice returned to sender and the property owner list was not updated since March 2022. Because of this, the public hearing needs to be continued and another mailing notice will be sent out to the updated list of current property owners.

The Public Hearing will be continued to the next Regular Meeting on October 18, 2022.

Nick Cotton-Baez, Town Attorney, added that although there are some who did receive the notice and are present this evening to speak, the applicant is not present. All public comments should be made at the next meeting on October 18, 2022. If those present tonight cannot make the next meeting, public comments can be made in writing.

Council Member Imamura moved to continue the public hearing for Resolution No. 48-22, Series of 2022 to the Regular Meeting on October 18, 2022. Council Member Christiansen seconded the motion which passed unanimously upon roll call vote.

### **CONSIDERATION OF RESOLUTION NO. 49-22, SERIES OF 2022**

#### **Public Hearing**

This public hearing was published in accordance with public posting requirements as set forth by the Dillon Municipal Code. Mayor Skowrya opened the public hearing at 7:16 p.m.

Mr. West 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 provide 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 to the Three-Mile Plan relate to the identified parcels off of County Road 51. With the increasingly dire need for workforce housing and the potential for parcels in this area to be considered for workforce housing, the amendments provide increased flexibility to land development.

Mayor Skowrya closed the public hearing at 7:18 p.m.

Council Member John Woods asked where is the property located?

Mr. West replied it is near CR 51.

Council Member Scalise moved to approve Resolution No. 49-22, Series of 2022. Council Member Imamura seconded the motion which passed five to one with Council Member Hendricks in opposition.

### **CONSIDERATION OF RESOLUTION NO. 50-22, SERIES OF 2022**

#### **A RESOLUTION URGING DILLON CITIZENS TO VOTE YES ON BALLOT ISSUE 2A AT THE NOVEMBER 8, 2022 ELECTION CONCERNING AN INCREASE IN THE TOWN'S EXCISE TAX ON LODGING.**

Nick Cotton-Baez, Town Attorney, said the resolutions regarding the Ballot Issues were reviewed by Council at the Work Session on September 20, 2022 and Council did not have any issues.

Mayor Skowrya read the resolution to Council.

Council Member Imamura moved to approve Resolution No. 50-22, Series of 2022. Council Member Christiansen seconded the motion which passed five to one with Council Member Hendricks in opposition.

### **CONSIDERATION OF RESOLUTION NO. 51-22, SERIES OF 2022**

#### **A RESOLUTION URGING DILLON CITIZENS TO VOTE YES ON BALLOT ISSUE 2B AT THE NOVEMBER 8, 2022 ELECTION TO IMPOSE A NEW EXCISE TAX ON SHORT TERM RENTALS.**

Mayor Skowrya read the resolution title to Council.

Council Member Christiansen moved to approve Resolution No. 51-22, Series of 2022. Council Member Imamura seconded the motion which passed five to one with Council Member Hendricks in opposition.

### **CONSIDERATION OF RESOLUTION NO. 52-22, SERIES OF 2022**

**A RESOLUTION URGING DILLON CITIZENS TO VOTE YES ON BALLOT ISSUE NO. 2C AT THE NOVEMBER 8, 2022 ELECTION CONCERNING AN INCREASE OF THE TOWN'S DEBT BY \$20 MILLION TO FINANCE WORKFORCE HOUSING PROJECTS, WITHOUT INCREASING TAXES.**

Mayor Skowyra read the resolution title to Council.

Council Member Scalise moved to approve Resolution No. 52-22, Series of 2022. Council Member Christiansen seconded the motion which passed five to one with Council Member Hendricks in opposition.

### **CONSIDERATION OF RESOLUTION NO. 53-22, SERIES OF 2022**

**A RESOLUTION APPROVING A CONSULTING AGREEMENT WITH ELEVATION HOLIDAY LIGHTING FOR SERVICES IN CONNECTION WITH WINTER ANIMATION.**

Jessie Klehfoth, Events & Recreation Director, explained this resolution approves an agreement with Elevation Holiday Lighting to create a walkable Dillon with town lights and majestic artistic light sculptures. The contract amount is \$99,791.00.

Council Member Imamura moved to approve Resolution No. 53-22, Series of 2022. Council Member Scalise seconded the motion which passed unanimously.

### **TOWN MANAGER'S UPDATE**

Nathan Johnson, Town Manager, provided a written report and added the following:

- The Council Retreat will be held on November 14, 2022 from 8:30am – 2:30pm at Homewood Suites.
- Vail Health is currently working on its ventilation system and will close Dillon Ridge Road for two days. Neighboring properties, Dillon Ridge Apartments and Lookout Ridge Townhomes, will have access to their properties.
- A-Peak Asphalt is paving Buffalo Street this week.
- Orozco Concrete will complete the sidewalk on Lake Dillon Drive no later than November 2022.
- At the next Work Session on October 18, 2022, there will be a presentation on FAMLII, Family and Medical Leave Insurance, and there will be a follow up discussion on Work Force Housing.

### **MAYOR'S UPDATE**

Mayor Skowyra updated Council on the following:

- The next Mayors, Managers & Commissioners (MMC) meeting is in Blue River on October 6, 2022. Congressman Joe Neguse will be there.

### **COUNCIL MEMBER COMMENTS & COMMITTEE REPORTS**

Due to time constraints, Council Member Committee reports is included as well.

- Council Member Imamura attended the Economic Development Advisory Committee (EDAC) meeting on September 27, 2022. They discussed their top five priorities:
  1. Adding density to the Town Core
  2. Parking
  3. Events / Arts
  4. Town Core Management
  5. Marina Plan Implementation

Council Member Imamura asked if moving the Fire EMS building located on Lake Dillon Drive to the cemetery area could be added to a Future Work Agenda discussion.

- Council Member Hendricks attended a Summit Stage meeting. They are understaffed and they will not be able to provide half-hour service this winter and will remain hourly. Housing is the biggest issue they are facing in keeping their employees. The legalization of marijuana has also affected staffing due to bus drivers being federally regulated and federal regulations do not allow the use of marijuana.

### **EXECUTIVE SESSION**

Mayor Carolyn Skowrya moved to go into Executive Session at 7:43 p.m. pursuant to Section 3-4(a)(1) of the Town of Dillon Home Rule Charter, and Section 24-6-402(4)(e) of the Colorado Revised Statutes, for the purposes of determining positions, developing strategy and instructing negotiators relative to matters that may be subject to negotiation, specifically pertaining to the potential workforce housing development proposed for the USFS Administrative Site on County Road 51. No action was taken during the Executive Session. At 8:32 p.m. Council concluded the Executive Session.

### **ADJOURNMENT:**

There being no further business, Mayor Skowrya declared the meeting adjourned at 8:33 p.m.

Respectfully submitted by:

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Adrienne Stuckey, Town Clerk