

*RECORD OF PROCEEDINGS*

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**TOWN OF DILLON  
TOWN COUNCIL  
REGULAR MEETING**

Tuesday, October 3, 2023  
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 3, 2023, at Dillon Town Hall, 275 Lake Dillon Drive, Dillon, CO. Mayor Carolyn Skowyra called the meeting to order at 7:07 p.m. and the following Council Members answered roll call: Brad Bailey, Dana Christiansen, Kyle Hendricks, Renee Imamura, Tony Scalise, and John Woods. Nathan Johnson, Town Manager; Carri McDonnell, Special Projects Manager; Mary Kay Perrotti, Finance Director; Matt Farley, Finance Manager; Cale Osborn, Police Chief; Evan Dawson, Assistant Public Works Director; Ned West, Sr. Town Planner; Dan Burroughs, Town Engineer; Jessie Klehfoth, Events & Recreation Director; Craig Simson, Marina Director; and Adrienne Stuckey, Town Clerk were in attendance.

**APPROVAL OF AGENDA**

Work Session Agenda Item #8, Council Member Comments and Committee Reports, was moved to Regular Meeting Agenda Item # 9, Council Member Comments. Regular Meeting Agenda Item # 10, Executive Session, was removed from the Regular Meeting agenda.

**APPROVAL OF CONSENT AGENDA**

Council Member Woods moved to approve the following consent agenda:

- a) Minutes of Regular Meeting of September 19, 2023
- b) Bill List dated September 29, 2023 in the amount of \$1,141,442.50 and Payroll Ledger dated September 22, 2023 in the amount of \$187,999.31.

Council Member Christiansen seconded the motion which passed unanimously.

**CITIZEN COMMENTS**

- Julie Shapiro, Frisco resident, explained she was a candidate running for a seat on the Summit Board of Education. She is currently on the Board of Education and sits on the District Accountability Committee. Mayor Skowyra commented “Careers in Construction” presented to Council awhile ago and asked Ms. Shapiro to encourage the trades as an option after high school.
- Michael Smith, Dillon resident, stated Arapahoe Café is an iconic structure, similar to the Old Dillon Inn, and we need to protect our history. He added Vail Health is moving its infusion center out of Dillon and if there is anything that Council can do, please pressure them to keep it in Dillon.
- Linda Oliver, Dillon resident, was very concerned about JPJG LLC’s potential project and asked Council what they envision for Dillon. She also stated the Regular Council meetings should be held on Zoom.

- Tess Scalise, Dillon resident, thanked Council for what they are accomplishing, agreed that the Arapahoe Café was an iconic structure and asked if Doug, the owner of Arapahoe Café, could sell the Town his recipes. The Town should create a Facebook page or newsletter so that they can control its own narrative and not rely on what others write. She also asked where is the Core Area Master Plan located.  
Ned West, Sr. Town Planner, replied it is on the Town’s website. Citizens can sign up for E-notifications to receive meeting agendas.
- Stacey Melville, Dillon resident, appreciated the passion residents have for the Arapahoe Café and recommended there was more communication from Council and have the meetings accessible via Zoom.
- Shannon White, Frisco resident, loves Dillon, it feels like home and is against the proposed JPJG LLC mega project.
- Jake Porritt, of JPJG LLC, stated their development project continues to progress with a program more inline with that the Town wants.
- Norm Shaw, Dillon resident, asked if the Town could preserve the Arapahoe Café, similar to how Silverthorne preserved The Mint.
- Paul Glick, Dillon resident, presented a letter to Council that was read by Town Clerk, Adrienne Stuckey. Mr. Glick was against the potential development of the “Porritt project” because it violates the Town’s core value of sustainable growth.

**CONSIDERATION OF ORDINANCE NO. 07-23, SERIES OF 2023**

Second Reading and Public Hearing

**AN ORDINANCE ADOPTING BY REFERENCE THE 2023 NATIONAL ELECTRICAL CODE**

This public hearing was published in accordance with public posting requirements as set forth by the Dillon Municipal Code. Mayor Skowyra opened the public hearing at 7:35 p.m.

Nick Cotton-Baez, Town Attorney, explained the State of Colorado adopted the 2023 edition of the National Electrical Code, which is the authoritative document addressing electrical installations in residential, commercial and industrial settings, effective August 1, 2023. As a Colorado municipality, the Town is required to adopt the State-adopted electrical code. In addition, the Town uses the Summit County Building Code for application and enforcement within Dillon municipal limits and the Board of County Commissioners adopted by Resolution No. 2023-55, the 2023 edition of the National Electrical Code.

There were no Council Member comments.

Mayor Skowyra closed the public hearing at 7:38 p.m.

Council Member Imamura moved to approve Ordinance No. 07-23, Series of 2023. Council Member Christiansen seconded the motion which passed unanimously upon roll call vote.

**PRESENTATION OF PRELIMINARY 2024 BUDGET**

Carri McDonnell, Special Projects Manager/Former Finance Director, stated staff presented the entire budget over the past six Work Sessions. The highlights of the 2024 draft budget are:

- The General Fund is balanced with revenues covering expenditures by \$290,665, reserves of \$2,747,445 and cash after reserves of \$89,909. While a tight budget, the revenues are still projected very conservatively and will be updated after the public hearing in November.

- 2024 Capital Projects include marina sea wall and boat ramp engineering, Town Park plaza construction, Nature Preserve fuel reduction, Lodgepole Street landscaping, equipment and vehicle purchases and debt payments.
- 2024 Street Projects include the West Buffalo and Three Rivers drainage projects, street overlays and debt payments.
- Water and Sewer Funds are balanced with revenues covering expenditures by \$321 and \$12,284 respectively. The water usage fee is recommended to increase by 2% with no increases in the water capital fee or sewer fees.
- Water and sewer capital projects include rehabilitation of the old storage tank, yard piping, C12 room modifications, water plant expansion engineering, rate study, Straight Creek diversion structure improvements, valve replacements, sewer line rehabilitations, south sewer outfall line repair, equipment purchases and debt payments.
- Marina revenues cover expenditures by \$202,503 with reserves of \$562,722 and cash after reserves of \$159,318.
- Since the Marina Fund is no longer classified as an Enterprise Fund, major capital projects are included in the Capital Fund. Minor capital projects for 2024 include 6 pontoon boat replacements, vehicle replacement, and equipment purchase.

Mayor Pro Tem Bailey asked if staff had additional sales tax numbers.

Ms. McDonnell replied staff will have August and September's sales tax numbers prior to finalizing the budget.

The next step will be to hold a public hearing on November 7, 2023 in order for the public to provide feedback or ask questions regarding the 2024 draft budget.

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

Mr. Johnson include a written report and reported on the following items:

- The Marina's "A" dock extension is underway.
- Communities are exploring a Nexus Study for workforce housing and short-term rentals to determine appropriate fees for short-term rentals. Please let staff know if Council would like to pursue this.
- Summit County Government executed the 50-year ground lease with United States Forest Service. The Farm Bill expires on October 1, 2023.
- At the next Council Regular Meeting, the Porrit Group will present its Public Finance Agreement (P.F.A).
- Uptown 240 went to public auction. Two bids were received and the highest bid was \$12,700,000. The highest bidder requested more time to close, however it was not extended. The original closing date is October 18, 2023. Jake Porrit, of Porrit Group, stated between now and October 18, 2023, the dialogue is still open and we will see if anything materializes.

### **MAYOR'S UPDATE**

Mayor Skowyra's update included the following:

- Mayor Skowyra would like the Town to consider having a Public Information Officer (PIO) to disseminate information to the community via newsletter or internet.
- She cannot make the next Northwest Colorado Council of Governments (NWCCOG) meeting. She asked if any other Council member can attend in her place.

**COUNCIL MEMBER COMMENTS**

Council Member Henricks added that if the Arapahoe Café cannot be moved and remain a restaurant, he likes the idea of moving it to the Dillon Yacht Club.

**ADJOURNMENT**

There being no further business, Mayor Skowyra declared the meeting adjourned at 7:53 p.m.

Respectfully submitted by:

Adrienne Stuckey, Town Clerk