

*RECORD OF PROCEEDINGS*

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**TOWN OF DILLON  
TOWN COUNCIL  
REGULAR MEETING**

Tuesday, November 7, 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, November 7, 2023, at Dillon Town Hall, 275 Lake Dillon Drive, Dillon, CO. Mayor Carolyn Skowyra called the meeting to order at 7:01 p.m. and the following Council Members answered roll call: Dana Christiansen, Kyle Hendricks, Renee Imamura, Tony Scalise, and John Woods. Brad Bailey was absent (excused). Nathan Johnson, Town Manager; Carri McDonnell, Special Project Manager; Mary Kay Perrotti, Finance Director; Cale Osborn, Police Chief; Scott O'Brien, Public Works Director; Ned West, Sr. Town Planner; Jonathon Blank, Planner; Dan Burroughs, Town Engineer; Jessie Klehfoth, Events & Recreation Director; Matt Lope, Operations Manager; Terese Berger, Recreation Manager; Craig Simson, Marina Director; and Adrienne Stuckey, Town Clerk were in attendance.

**APPROVAL OF AGENDA**

Regular Meeting Agenda 3iii., Consideration of Ordinance No. 08-23, Series of 2023, was moved to be discussed after Agenda Item 6. Agenda Item 3iv., Consideration of Ordinance No. 09-23, Series of 2023, was moved to be discussed after Agenda Item 7.

**APPROVAL OF CONSENT AGENDA**

Council Member Woods moved to approve the following consent agenda:

- i. Minutes of Regular Meeting of October 17, 2023
- ii. Bill List dated November 2, 2023 in the amount of \$1,709,989.42 and Payroll Ledger dated October 20, 2023 in the amount of \$154,734.50 and Payroll Ledger dated November 3, 2023 in the amount of \$152,516.52
- iii. Consideration of Resolution No. 40-23, Series of 2023  
**A RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF DILLON, COLORADO,  
ADOPTING AMENDED THREE-MILE PLAN FOR THE TOWN OF DILLON**

Council Member Scalise seconded the motion which passed unanimously.

**CITIZEN COMMENTS**

- Barb Richard, Dillon resident, had concerns the Public Finance Agreement with JGJP Dillon hasn't been vetted through the public process, the TIF is much larger in size, a staff summary included an exclamation point and asked what does that mean and the public hearing for Ordinance 09-23 was being set during the week of Thanksgiving and people will be out of town.
- Shannon White, Frisco resident, stated Dillon's Council meetings should be virtual as well,

Council member(s) should recuse themselves if they are attached to a project and Council should consider the public comments that have been stated thus far and ask themselves if the Dillon citizens are being heard.

- Linda Oliver, Dillon resident, stated meetings need to be more available to the community.
- Chris Haden, Frisco resident, stated Council meetings should be virtual and the Vue employees will be out of their jobs if the new hotel is developed.
- Lu Cordova, Dillon resident, stated hybrid meetings need to be done differently and during COVID everyone was on their computer for the virtual meetings, which made it easier than a hybrid meeting.

## **PRESENTATION AND PUBLIC HEARING OF THE DRAFT 2024 BUDGET**

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 7:21 p.m.

Finance Director Carri McDonnell stated that staff presented all funds at work sessions from August 15, 2023 to October 3, 2023. The purpose of this presentation is to entertain public comment on the proposed budget. Ms. McDonnell reviewed fund balances, expenses and reserves.

At the December 5, 2023 Regular Council meeting, the 2024 Budget will be adopted.

Barb Richards asked what is the total budget for all funds?

Ms. McDonnell replied she was unsure of the exact amount and would get the total for her.

Mayor Skowrya closed the public hearing at 7:25 p.m.

There were no Council Member comments.

## **CONSIDERATION OF RESOLUTION NO. 41-23, SERIES OF 2023** **A RESOLUTION APPROVING AN UPDATED PERSONNEL HANDBOOK AND POLICY MANUAL FOR TOWN OF DILLON OFFICERS AND EMPLOYEES**

Mary Kay Perrotti, Finance Director, explained this resolution approves the updates in the Town of Dillon Personnel Handbook and Policy Manual.

The proposed changes for the Personnel Handbook include updates to the following sections:

- Complaint Procedure
- Retirement
- Jury Duty
- Holidays
- Breaks

It also includes minor housekeeping and formatting changes to improve the flow of the document.

The proposed changes for the Policy Manual include:

- Updated Designated Medical Provider list

Council Member Scalise moved to approve Resolution No. 41-23, Series of 2023. Council Member Woods seconded the motion which passed unanimously.

## **CONSIDERATION OF ORDINANCE NO. 08-23, SERIES OF 2023**

First Reading to Set the Public Hearing

### **AMENDING THE FEES SET FORTH IN APPENDIX 19-A TO CHAPTER 19 AND UPDATING REFERENCES TO SUCH FEES ELSEWHERE IN THE DILLON MUNICIPAL CODE**

This ordinance was removed from the Consent Agenda so Council could discuss adding Council pay increases and a new pay for Planning & Zoning Commissioners to Chapter 19 Fees.

Council Member Imamura moved to approve Ordinance No.08-23, Series of 2023 with an amendment to include increasing mayor compensation to \$1400/month, council compensation to \$750/month and adding a Planning & Zoning compensation of \$250/month and set the public hearing to November 21 2023. Council Member Christiansen seconded the motion which passed unanimously.

## **CONSIDERATION OF RESOLUTION NO. 42-23, SERIES OF 2023**

### **A RESOLUTION APPROVING A PUBLIC FINANCE AGREEMENT WITH JGJP DILLON, LLC AND TRIVENI SQUARE METROPOLITAN DISTRICT NOS. 1-4**

Nathan Johnson, Town Manager, explained this has been a year long process and the majority of Council's direction was to formally consider a public finance agreement.

Nick Cotton-Baez, Town Attorney, reviewed the highlights of the public finance agreement which included the following:

- Developer pays an unrestricted, lump-sum payment of \$700,000 upon bond issuance. This amount is intended to compensate the Town, approximately, for the expected loss of base sales tax and excise tax revenues during the construction period of project construction.
- Developer will not be able to record TIF until bond issuance.
- Developer may not impose a Credit PIF on taxable transactions occurring within any individual parcel if such parcel has not been included within a District on or before December 31, 2027, without prior written consent of the Town
- Within 120 days of effective date, Town and Developer must engage in good faith negotiations regarding a Town subsidy (e.g., of 5A, grant, or other funds) for workforce housing on at least a portion of the site.
- Town rebates to Developer 50% of the revenues received by the Town (and remaining after Town has made required annual payments on outstanding bonds) resulting from the County Sales Tax of 2.0% on taxable transactions within the properties.
- The Credit PIFs will not exist forever. After PIFs expire, Town gets 100% of tax revenues
- The PIFs will terminate on the earlier date of:
  - the date on which the district bonds and certain eligible costs and interest to which Credit PIF revenue has been pledged for payment have been paid; or
  - the date on which \$68 Million<sup>8</sup> has been remitted to Developer (or certain, specified third parties associated with Developer); or
  - 40 years from the first date of issuance of district bonds, if applicable, unless the Credit PIF is extended for the Town's benefit<sup>9</sup> pursuant to the terms of the Agreement, in which case the Credit PIF would terminate when the Town notifies the owners of the Property that they are no longer required to collect and remit the Credit PIF.
- PIF revenues/bond proceeds must be spent by Developer/Districts on public improvements<sup>10</sup> that benefit (or touch and concern) the property included within the Districts; e.g., streets, sidewalks, and trails; pedestrian and streetscape improvements; water, sewer, and stormwater;

electrical and gas; parks and open spaces; demolition of existing structures; etc.

- Town may use \$700,000 lump-sum payment and may continue to use tax revenues it receives from taxable transactions within the properties (50%) for any lawful municipal purpose, including but not limited to capital improvement projects the Council has identified as priorities; e.g., downtown walkability, Lake Dillon Drive improvements, roundabouts, et

After much discussion, Council moved to a vote.

Council Member Imamura moved to approve Resolution No. 43-23, Series of 2023. Council Member Christiansen seconded the motion which passed four to two, with Mayor Skowyra and Council Member Hendricks in opposition.

### **CONSIDERATION OF ORDINANCE NO. 09-23, SERIES OF 2023**

First Reading to Set the Public Hearing

### **AN ORDINANCE PROVIDING FOR A SALES TAX, LODGING TAX, AND SHORT -TERM RENTAL EXCISE CREDIT ON THE JGJP PROPERTY**

Council Member Scalise moved to approve Ordinance No. 09-23, Series of 2023 and set the public hearing to November 21, 2023. Council Member Woods seconded the motion which passed four to two, with Mayor Skowyra and Council Member Hendricks in opposition.

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

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

- The Town re-engaged Summit County Television (SCTV) to get information out to the public. Each Wednesday at 10:00am, the day after the Regular Council meeting, staff will review the highlights from the previous night's meeting. Council is welcome to join and we will only need one Council member per show.
- The Town is working with the Summit Daily and other platforms to increase public engagement.
- Excel Partners in Energy Program approved the Town's application.
- The Straight Creek Hazard Tree Removal project is going to continue into 2024.
- The Marina "A" Dock extension is now complete.
- The Dillon Police Department is currently hiring a Police Officer and will be hiring a Sergeant in 2024.
- Town staff would like to cancel the January 2, 2024 Regular Council meeting and the April 16, 2024 Regular Council meeting which is during Spring Break.
- The Summit Combined Housing Authority is currently looking for an executive director. Breckenridge is filling the gap until one is found. There will be a retreat next Monday, November 20, 2023 to focus on goals and the executive director hire.
- Dillon is hosting the Mayors', Managers' & Commissioners' Meeting on Thursday, December 7, 2023.

### **MAYOR'S UPDATE**

Mayor Skowyra had the following updates:

- Proposition HH may not pass.
- There should be a School Resource Officer in every school and she suggested an ask out goes out to each local police department for an additional officer. Chief Osborn stated there is value in having SRO's at every school. That's why Dillon has invested in their officers.

Mr. Cotton-Baez suggested asking other towns about a potential IGA (Intergovernmental Agreement).

**COUNCIL MEMBER COMMENTS**

Council Member Woods read a letter from Jack Aicholz's parents which thanked the Town for their son's high school scholarship and said he is doing well in school.

**ADJOURNMENT**

There being no further business, Mayor Skowyra declared the at 8:38 p.m.

Respectfully submitted by:

Adrienne Stuckey, Town Clerk