

**TOWN OF MORRISON BOARD OF TRUSTEES
MORRISON TOWN HALL, 110 STONE STREET
REGULAR MEETING OF THE BOARD OF TRUSTEES
TUESDAY, MAY 7, 2019
6:00 P.M.**

Call to Order. Mayor Sean Forey called the regular Town Board Meeting to order at 6:00 P.M.

Roll Call. Mayor Sean Forey, Trustees Christopher Wolfe, Venessa Angell, Earl Aukland, Katie Gill, Debora Jerome, and Paul Sutton were present. A quorum was established.

Staff Present. Kara Winters (Town Manager), Gerald Dahl (Town Attorney), George Mumma (Police Chief), and Lyndsey Paavilainen (Town Clerk).

Amendments to the Agenda. None.

Public to Address the Board.

Margaretta Caesar, 102 Canon Street. Caesar has concerns with the Soda Lakes property's current state and questions if it is the property owner's intent to "junk up" the property for the purpose of offering to clean up the property in a deal. Caesar also questioned if the property owner respects the property and the Town because of its current state.

Daniel Powell, 105 Canon Street. Powell introduced himself as the new Horton House property owner. Powell stated he is excited to make Morrison his primary residence and has an anticipated project completion date of October, 2019. Powell noted he has been working with Town Staff on the floodplain and building permitting processes and understands the property's condition is an eye sore for the Town. Powell concluded he wants to be a good neighbor and is looking forward to calling Morrison home.

Kathleen Dichter, 109 Spring Street. Dichter stated the entry way looks nice and thanked the Board and staff for addressing the nursing home lights issue. Dichter also wanted to confirm that while Alleyfest would not be happening in 2019, Ciderfest would still be held.

Dave Killingsworth, 403 Bear Creek Avenue. Killingsworth first stated Sgt. Leo's recent Hogback article was great. Second, Killingsworth had questions regarding the purpose of the recent property acquisition and the ADA requirements for the current Town Hall and Town Offices, as he does not see a need for a new building. Third, Killingsworth offered his opinions on how to handle Red Rocks traffic; from letting lights cycle through, allowing traffic to circulate freely, building a second lane into the rock wall on Morrison Road heading west to Mount Vernon, and opening old Alameda for incoming traffic on concert days.

Mayor Forey, first addressed Caesar's concerns with the Soda Lakes encampment stating the Town has been working with Jefferson County to remove the squatters and hung "No Trespassing" signs. Forey also noted the squatters are claiming the Homesteading Act on the property, which has brought more dimensions to the matter, but he is hoping the issue will be resolved soon.

Mayor Forey secondly addressed the concerns with Red Rocks traffic and the issue of how to move attendees out of the park as safely and as quickly as possible. Forey stated he understands this creates a bottlenecking issue throughout Town. Due to other voiced concerns

from the audience, Chief Mumma stated he will look into the issue of pedestrian crossings at the liquor store light during Red Rocks traffic control.

Presentations and Hearings.

Soda Lakes Property Discussion- Ranko Macevic. Dahl first opened the discussion with a brief summarization of the property, currently in Jefferson County, and the legislative annexation and quasi-judicial zoning procedures if the property owner was to file an application with the Town. Dahl advised the Board, because there is not a live application for zoning, the Board can discuss the possibility of annexation and zoning of the property in a public meeting.

Ranko Macevic, 3664 Soda Lakes property owner, first introduced himself and his business, Colorado Homes, and reviewed his current and recent building projects throughout Colorado with the Board. Macevic made it known that he does care about the property, and requests for the Town's input on what they want developed on this property. Macevic stated he is interested in building a three story, low profile hotel on the site and would like to work closely with the Town on the design of the building and site plan. Macevic added he is not interested in competing with local businesses and believes a hotel would generate revenue for the Town. Macevic briefly mentioned while there may be public improvements required to develop the property, such as a new bridge, he is not a public donor and would require compensation for improvements, though the terms would be negotiable. Macevic understands the natural beauty of the area and proposed to bring forth a design concept that would respect the natural surroundings. Macevic has requested Town and resident input to help determine if a hotel is a plausible development of the property, as he does not want to waste his time, or money, on a concept that will ultimately be turned down by the Board.

The Board stated they appreciated Macevic attending the meeting and taking the time to introduce himself and his proposal for development to the community. The Board eagerly requested community input with their thoughts of a hotel development on the property. Forey requested the Board talk with their neighbors about the idea and encourage their input at either a Board meeting or on the Town Survey that will be released. Forey stated the Town will be in touch with Macevic after the Town Survey results are reviewed.

2015 International Building Code- Dan Wester. Dan Wester and Emily Richards, SAFEbuilt, proposed for the Town to adopt the 2015 International Building Code. Wester stated the Town is currently using the 2006 code, but recommends the adoption of the 2015 code due to local surrounding jurisdictions' adoption of the code, their efforts in increasing uniformity throughout the area for contractors and permit review requirements, and for the updated applicable code sections such as; historic structures, fire code requirements, energy codes, and building technologies. Wolfe made a motion to direct the Town Attorney to proceed with drafting an ordinance for the adoption of the 2015 Building Code. Gill seconded the motion. All present voted in favor of the motion.

Trustee Angell left the meeting at 7:21 P.M.

General Business.

Ordinance 473- An Ordinance Amending Title 4, Chapter 1 of the Morrison Municipal Code to Add Certain Criminal Offenses. Jerome made a motion to continue the discussion of Ordinance 473- An Ordinance Amending Title 4, Chapter 1 of the Morrison

Municipal Code to Add Certain Criminal Offenses to the May 21, 2019 meeting. Sutton seconded the motion. All present voted in favor of the motion.

Resolution 2019-04- A Resolution Approving A One-Year Extension of a Revocable License Agreement with DYK, Inc., dba Morrison Holiday Bar, Allowing Occupation of a Part of Mill Street Right-of-Way. Wolfe made a motion to approve Resolution 2019-04- A Resolution Approving a One-Year Extension of a Revocable License Agreement with DYK, Inc., dba Morrison Holiday Bar, Allowing Occupation of a Part of Mill Street Right-of-Way. Sutton seconded the motion. All present voted in favor of the motion.

Proclamation- 50th Anniversary of Municipal Clerks Week. Gill made a motion to approve the Proclamation recognizing the 50th Anniversary of Municipal Clerks Week, May 5-11, 2019. Aukland seconded the motion. All present voted in favor of the motion.

Morrison Trailhead/ Municipal Building Feasibility Analysis. Winters stated the Town has been working with Jefferson County Open Space (JCOS) on the renovation of the Mt. Falcon trailhead parking lot, and the possibility of using the land for a new municipal building. Winters stated due to this partnership, Jefferson County has requested the Town uses the funds from a JCOS grant that was originally granted to the Town for the trail connection from the Museum to the Post Office, for the purpose of conducting a feasibility study to evaluate trailhead access, improvements and potential relocation of the Town's municipal building. Wolfe made a motion to approve \$25,000 JCOS grant funds to be used for the Morrison Trailhead/ Municipal Building feasibility Analysis to be conducted by Mundus Bishop. Jerome seconded the motion. All present voted in favor of the motion.

Appointment of Board of Adjustment Member. Gill made a motion to appoint Jennifer Singer to the Board of Adjustment for a three year term. Sutton seconded the motion. All present voted in favor of the motion.

Appointment of Planning Commission Alternate. Sutton made a motion to appoint Shari Raymond as an Alternate Planning Commissioner for a two year term. Gill seconded the motion. All present voted in favor.

Spring Street Annexation. Winters stated two property owners within the proposed Spring Street Annexation would like to be annexed into Town. Winters stated due to the Town's initiation of the annexation, she asked if the annexation fees for the properties could be waived. Sutton made a motion to direct the Town Attorney to draft an annexation agreement waiving the annexation fees for 311 and 315 Spring Street. Wolfe seconded the motion. All present voted in favor of the motion.

Special Event Support Agreement- Phillips 66. Wolfe made a motion to approve the Special Event Support Agreement for the Morrison Police Department to provide Support Services to Apro, LLC, which operated Phillips 66 for certain 2019 Red Rocks events. Sutton seconded the motion. All present voted in favor of the motion.

Replacement of Totaled Police Vehicle Unit #7. Winters stated a Police vehicle was totaled in January and needs to be replaced. Winters confirmed the Police Department is not

adding to their fleet. Auckland made a motion to approve the purchase of a 2019 Chevrolet Tahoe in the amount of \$36,854.00 + up-fitting fees, following the CIRSA payment of \$15,211.48 and the restitution of \$13,522.20. Gill seconded the motion. All present voted in favor of the motion.

Departmental Reports.

Public Works. The Board agreed the Low Zone Tank looks great and that Town Clean Up Days went well. Winters answered questions regarding; the Town's overflow, the diversion of the flow, relocation of the drain valve located on the Denver Mountain Parks property, Town's retention of the excess water, and Genesee's release valve odor from their well.

Police Department. The Board appreciates the enforcement of vehicles using the exit lane as a lane on C-470.

Town Manager. Winters stated she will send the collected edits and changes to Corona Insights for the Town Survey. Winters stated once the mailing address list and survey questions are finalized, a flyer explaining how to access the survey online will be sent out to residents, renters, business and property owners in the Town, and people are able to request paper surveys as well. The Board requested that the survey results be published.

Town Attorney. No questions. No Comments.

Building Department. No questions. No comments.

Consent Agenda. Wolfe made a motion to approve the Consent Agenda dated May 7, 2019. Jerome seconded the motion. All present voted in favor of the motion.

Board Comments. Forey reiterated that he would like the Trustees to talk to their neighbors about the Soda Lakes property and let them know the Board is encouraging public input about a possible hotel on the site. It was decided there will be a chance for public comment on the property at the upcoming Board meetings until the survey is completed. Forey added the Town will be in touch with Macevic after the survey results have been reviewed.

It was decided the current zoning, uses by rights, of the Soda Lakes property be included in the next Board meeting's packet.

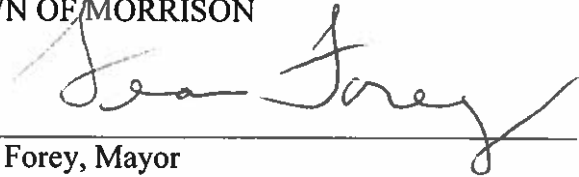
Sutton requested that the Town proclaims itself as a Dark Sky Community by adopting a proclamation for the month of June. Sutton believes this would help express the Town's values on light pollution and development. Other Trustees had concerns for the local businesses and expressed their stance that the Town's values are expressed in the Town Code, and therefore do not see the need for a proclamation.

Sutton requested for a Board Member to be named as a user on the GIS software his students are using in class. Winters stated she would get with Glendon Barrett regarding the Town's system and its user rights.

Hogback Article Discussion. The Board requested for the survey to be promoted and to encourage input regarding the Soda Lakes property and hotel development in the upcoming Hogback.

Adjournment. The Regular meeting was adjourned at 8:40 P.M.

TOWN OF MORRISON



Sean Forey, Mayor

ATTEST:


Lyndsey Paavilainen, Town Clerk