

RECORD OF PROCEEDINGS

**TOWN OF DILLON
TOWN COUNCIL
REGULAR MEETING**

Tuesday, July 18, 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, July 18, 2023, at Dillon Town Hall, 275 Lake Dillon Drive, Dillon, CO. Mayor Carolyn Skowyra called the meeting to order at 7:00 p.m. and the following Council Members answered roll call: Brad Bailey, Dana Christiansen, Renee Imamura, Tony Scalise, and John Woods. Council Member Hendricks was absent (excused). Nathan Johnson, Town Manager; Carri McDonnell, Finance Director; Matt Farley, Finance Manager; Cale Osborn, Police Chief; Scott O'Brien, Public Works Director; Ned West, Sr. Town Planner; Dan Burroughs, Town Engineer; and Adrienne Stuckey, Town Clerk were in attendance.

APPROVAL OF AGENDA

There was one addition to the agenda. Before Citizen Comments, Mayor Skowyra added Sally Queen, from the Summit Historical Society, to speak before Council.

APPROVAL OF CONSENT AGENDA

Council Member Imamura moved to approve the following consent agenda:

- i. Minutes of Regular Meeting of June 20, 2023
- ii. Approval of Bill List dated July 13, 2023 in the amount of \$2,276,791.29 & Payroll Ledger dated June 30, 2023 in the amount of \$195,386.76 and Payroll Ledger dated July 14, 2023 in the amount of \$192,942.63
- iii. Consideration of Approval to Use Town owned Property – Dillon Yacht Club to use Dillon Marina

Council Member Woods seconded the motion which passed unanimously.

Sally Queen, Acting Executive Director of the Summit Historical Society, thanked Council for being leaders in their 4th annual fundraiser, the Vintage Baseball Game, and for their sponsorship of this event.

Council Member Hendricks entered the Council meeting at 7:02 p.m.

CITIZEN COMMENTS

Nancy Howard, Dillon resident, thanked Council for their time and would appreciate it if Council followed the Town Plan's goal – to make it a certain type of town people enjoy living in not a downtown conference center.

Paul Glick, Dillon resident, asked Council to review the Town's Policy Goals and how it relates to development. He then reviewed the Town's Comprehensive Plan, Dillon Core Area Vision

Statement, Council Public Policy Goals and Plan on a Poster with Council.

Susan Harrington, Dillon resident, stated to Council the hotel lakefront opportunity can be sold only once so please do it right. Find a partner willing to do more, do your due diligence on hotel room occupancy needs rates and shop to other hotels, possibly using a consultant.

The following letters were read into record by the Town Clerk, Adrienne Stuckey.

- Susan and Hiram Cox, Dillon residents, were strongly opposed to the proposed JGJP Dillon LLC development for the Town of Dillon and Council should pursue projects aligned with the Comprehensive Plan.
- James Barth, Summit County resident, did not support development of the lakefront property and urged Council to reject this development.
- Cindy Houtchens, Dillon resident, was against the development of the Dillon lakefront and complimented Town staff on their kind, efficient service.
- Karl Beendorf, Dillon resident, was in opposition to the development plans by the developer, Jake Porritt.

PRESENTATION OF THE 2022 FINANCIAL STATEMENTS, HINKLE & COMPANY

Jim Hinkle, Managing Partner of Hinkle & Company, explained his company prepared the independent audit for the Town of Dillon. They audited the financial statements of the governmental activities, internal accounting controls and segregation of duties with at least two people involved. They took random samples to see if it was operating as intended and to see if there were significant deficiencies or material weaknesses. Based on their analysis, they concluded 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. Additionally, all audit items requested were given to Hinkle & Company in a timely manner and there was complete transparency.

CONSIDERATION OF RESOLUTION NO. 30-23, SERIES OF 2023 **A RESOLUTION APPROVING LEASE AGREEMENT FOR THE SUMMIT HISTORICAL SOCIETY**

Nathan Johnson, Town Manager, explained this is a lease agreement with Summit Historical Society. They have leased the land that the Dillon Schoolhouse Museum and cabins have sat on for many years. This resolution approves a new twenty-five-year lease.

Bruce Butler, Collections Specialist at Summit Historical Society, said he appreciates Council's support of the Summit Historical Society, is excited for the opportunity to tie Summit Historical Society with Town Park and bring history to Town Park.

Council Member Imamura made a motion to approve Resolution No. 30-23, Series of 2023. Council Member Christiansen seconded the motion, which passed unanimously.

CONSIDERATION OF RESOLUTION NO. 31-23, SERIES OF 2023
A RESOLUTION APPROVING PATIO LEASE AGREEMENT WITH RAQUEL'S KITCHEN, LLC

Ned West, Sr. Town Planner, stated this resolution approves a patio lease with Raquel's Kitchen, LLC. The Town has previously leased the patio to the restaurant located at 119 E. LaBonte Street, lower level, in the southeastern corner of the building. The lease will be \$193.20 per month, based on the 966 square foot patio area and the fee of \$0.20/SF, which was determined by a previous Town Council as reasonable for the location and agreed upon by the lessee.

Mayor Pro Tem Bailey made a motion to approve Resolution No. 31-23, Series of 2023. Council Member Scalise seconded the motion, which passed unanimously.

TOWN MANAGER'S UPDATE

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

- There is no additional information on the officer involved in the shooting on Sunday, July 9, 2023. Colorado Bureau of Investigation (CBI) and the Jefferson County Sheriff's Office are continuing their investigation. Both will make sure their investigations are thorough and complete. The Summit County District Attorney's Office will disseminate information to the public.
- May's sales tax revenue is down approximately .24% or \$1315.00 and year-to-date sales tax is up .93% or \$37,431.00.
- Lodgepole reconstruction is almost complete. Completion is set for Friday, July 14, 2023. A-dock will be moved in September 2023.
- The recreation programming, kickball, cornhole, yoga and disc golf, has started this week. Cornhole is tonight.

MAYOR'S UPDATE

Mayor Skowryra did not have an update.

COUNCIL MEMBER COMMENTS

- Mayor Pro Tem Bailey said the integration of the Farmers Market and Town Park is amazing.
- Council Member Scalise thanked citizens for attending the Work Session and Council meeting tonight.

EXECUTIVE SESSION

Mayor Skowryra moved to go into Executive Session at 7:41 p.m. pursuant to Sections 3-4(a)(1) and (a)(3) of the Town Charter, and C.R.S. Sections 24-6-402(4)(b) and (4)(e)(I), for the purposes of conferencing with the Town Attorney to receive legal advice on specific legal questions, and determining positions, developing strategy and instructing negotiators relative to matters that may be subject to negotiation; specifically pertaining to (1) a proposed public finance agreement with JGJP Dillon, LLC, (2) the Town's interest in the bankruptcy proceeding involving Uptown 240, LLC, (3) and a potential amendment to the development agreement with Uptown 240, LLC. No action was taken during the Executive Session. At 9:36 p.m. Council concluded the Executive Session.

ADJOURNMENT

There being no further business, Mayor Skowyra declared the meeting adjourned at 9:37 p.m.

Respectfully submitted by:

Adrienne Stuckey

Adrienne Stuckey, Town Clerk