

**TOWN OF MORRISON BOARD OF TRUSTEES  
MORRISON TOWN HALL, 110 STONE STREET  
REGULAR MEETING OF THE BOARD OF TRUSTEES  
TUESDAY, MAY 21, 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.** General Business item 6b, Sewer Service for Indigo Property in Rooney Valley, was removed from the Agenda to allow for more Staff review time and will be added to the June 4, 2019 Agenda. Item, Red Rocks Wastewater Change Order, was added to the Agenda under General Business, as item 6b. An Executive Session for the purpose of the Town Attorney, Town Manager, and appropriate staff to receive legal advice and instruct negotiators concerning the Jones Property, was added to the Agenda following Board Comments.

**Public to Address the Board.**

**3664 Soda Lakes Property Comments.**

**Matt Schweich, 211 Spring Street.** First, Schweich had questions and requested clarification regarding code enforcement and a recent violation he was issued.

In regards to 3664 Soda Lakes, Schweich stated while he is not opposed to the property being developed, he wants whatever is to be developed to be beneficial for the Town.

**David Killingsworth, 403 Bear Creek Ave.** First, Killingsworth stated he had received the Town Survey and will be responding soon. Secondly, Killingsworth stated he is against Ordinance 473 regarding the expansion of the Municipal Court to include Criminal Offenses. Killingsworth stated he believes the Judge made it clear in his memo that Morrison would be going against the trend and the expansion would cost the Town more money. Thirdly, Killingsworth stated cars are still being flushed through Town at the end of Red Rocks shows and while he understands there are safety issues with allowing cars to circulate, it is effecting businesses.

In regards to the 3664 Soda Lakes property, Killingsworth stated he is in favor of a hotel within walking distance to the business district of Town. Killingsworth referenced a petition he circulated that local businesses and residents signed in favor of the hotel.

**Kyle Burris, 101 Red Rocks Vista Drive.** First, Burris stated he is opposed to the development of a hotel and believes the residents made their opposition to a hotel at that property known 5 years ago when the idea was first presented. Secondly, Burris does not believe a hotel keeps with the Board's motto, "Keep Morrison, Morrison" and thinks a hotel would cause Morrison to become less of the island that it is. Burris also questioned how the residents are supposed to give their opinion one way or the other when a formal application or proposal has not been submitted. Burris was adamant that a hotel would bring lawsuits and increased crime to the Town which would directly impact the residents.

Lastly, Burris also stated there are no safe pedestrian crossings along Bear Creek Avenue after Red Rocks shows when traffic control is being performed.

**John Leonard, 304 Spring Street.** Leonard first thanked the Board for making the Red Rocks Ranch disconnection possible and believes they are doing a great job. Secondly, Leonard stated he believes the residents need to be more informed on the hotel proposal before they are asked to give an opinion on it. Leonard would like the Board to also take into consideration the future factors of having a hotel in Town and what the long term benefits and effects would be. Leonard, concluded he would like the Board to continue listening to the residents.

**Kim Congello, 300 Spring Street.** Congello stated while she is not opposed to development, she is opposed to a hotel. Cogello noted the property owner should have done their due diligence prior to purchasing the property, as a hotel is not a current allowed use of the property within Jefferson County's zoning. Congello added she has concerns with the transient population, increased crime, and traffic a hotel could bring to the Town. Congello lastly stated she believes a hotel would change the small town atmosphere of Town, which is one of the reasons why she lives in Town.

**Randy Look, 311 Spring Street.** Look first gave thanks to the Board for allowing the residents to speak their opinion about the hotel. Look then added that his opinion on the hotel has not changed from the original proposal 5 years ago and would like additional information and plans presented, as he does not know how to respond to the Board's requests for comments when there is not even a conceptual plan. Look believes a hotel would cause an influx of people throughout Town and would need to understand the benefit of a hotel before making a more conclusive decision.

First, Winters added Jim Gill's letter dated May 21, 2019 and Petra Bute's email dated May 20, 2019 regarding 3664 Soda Lakes property to the record.

Then, Forey responded to the public comments by first explaining the property owner has requested for the Town's input on the hotel concept due to his knowledge of the previous hotel application. Forey then clarified the Soda Lakes property is currently located in Jefferson County and would need to be annexed into Town in order for the Town to have any control as to what would be developed on the property.

Forey added that the Town is in the process of exploring all options for locations of a new Town Hall and a final location has yet to be determined. Forey stated the first step of this process was evaluating the current Town Hall for a remodel, which turned out to be very expensive, so the Town started looking at alternative options. Forey added the Town is currently conducting or participating in studies to determine if locations lot size's are suitable for a new Town Hall and the recommended footprint to include all offices and the court within the same building. Forey clarified the current Town Offices also need to be ADA compliant and the current building does not have enough parking to accommodate a new build. Due to public concerns, Forey made clear the hotel and a new Town Hall are not connected nor dependent on each other.

Lastly, Aukland addressed the public and further explained why the Board is requesting for input regarding the potential development of a hotel on the property stating, the Board is able

to make more informed decisions when they know more. Auckland encouraged for the public to attend the upcoming Board meetings to offer their input on the hotel property, whether they are in support of or opposed to the development, but also request they give their reasoning on their stance in order for the Board to make informed decisions.

**3664 Soda Lakes Property Current Zoning Discussion.** Winters explained the Soda Lakes property is currently zoned as Agricultural within Jefferson County and referenced the current allowed uses as included in the packet. Gill added under the current zoning, a Storage Unit is not allowed and would have to be rezoned to Industrial through Jefferson County's process to be allowed.

**Presentations and Hearings.** None.

**General Business.**

**Ordinance 473- An Ordinance Amending Title 4, Chapter 1 of the Morrison Municipal Code to Add Certain Criminal Offenses.** Gill made a motion to table Ordinance 473- An Ordinance Amending Title 4, Chapter 1 of the Morrison Municipal Code to Add Certain Criminal Offenses for six months following the review of the third quarter financials. Wolfe seconded the motion. Mayor Forey, and Trustees Jerome, Sutton and Angell voted in favor. Auckland voted opposed. The motion passed 6 to 1.

**Red Rocks Wastewater Change Order.** Winters stated the contractor for the project has concerns with boring in the area due to the large boulders and rocks that they hit and in turn has requested a change order for open trenching. Winters clarified the additional costs would be a pass through and paid for by Denver. Sutton made a motion to approve Change Order No. 1 in the amount of \$31,048.00. Angell seconded the motion. All present voted in favor of the motion.

**Departmental Reports.**

**Court.** No questions. No comments.

**Accounting.** Winters answered questions regarding the South Walkway/ Highway 8 expenditures and annual CIRSA membership fees.

**Museum.** The Board commented on the SCFD grant amount in comparison to the number of applicants and the Museum's newly acquired collection item of a complete raptor skeleton.

**Town Manager.** Winters requested an amendment to the Special Event Permit code to allow the Board to approve Special Events if staff finds that an event may be impactful to the Town. Dahl explained some possible amendments that could be included in the ordinance, including the option to approve permits with conditions. The Board agreed to have Dahl draft an ordinance amending the Special Event Permit code and to present it at the June 4<sup>th</sup> meeting.

In regards to Board approval of events, Winters requested a change to the Special Event Support Agreement approval process for events to allow for her to approve support agreements administratively if needed. Gill made a motion to ratify the manager's action of approving the

prior Support Services Agreement. Jerome seconded the motion. All present voted in favor of the motion.

**Town Attorney.** Dahl stated he would like approval to draft a change in the General Penalty section in the Town Code to allow for the ability to issue a single summons for continuing offenses in order to bring an equality of power among both parties.

Dahl also stated he would also like to revise the Business License code section in regards to the language and required information for general business licenses applications.

The Board had no objections to Dahl's proposed ordinance revisions.

**Planning Commission Minutes.** No questions. No comments.

**Consent Agenda.** Wolfe made a motion to approve the Consent Agenda dated May 21, 2019. Sutton seconded the motion. All present voted in favor of the motion.

**Board Comments.** Forey stated Winters has put together a packet containing: the ADA evaluations, the Town Hall study, feasibility analysis proposal, and suggested size of the new municipal building, that she will send out to the Board Members. Forey added this packet would aid in educating the residents about the need for a new Town Hall and encouraged the Trustees to meet with their neighbors.

Sutton stated DRCOG has grants available for traffic and planning studies. Winters stated she is keeping her eyes open for grants.

In regards to Killingsworth's complaint about flushing traffic through Town, Wolfe questioned if the Police Department could perform a trial run allowing cars to circulate freely to see what the impacts of different traffic control tactics would be. Chief Mumma replied that he had just completed a trial run and will communicate his findings to Killingsworth. Jerome added that she does not understand how the Police Department is preventing patrons from stopping at the Town's businesses after concerts, as they are not blocking off parking spots or the turn lanes. The Board requested for a message to be included in the Hogback about using the crosswalk by the liquor store when waking home from Red Rocks events.

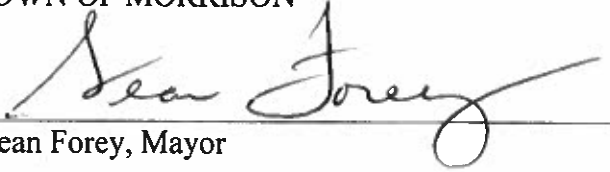
**Executive Session.** Jerome made a motion to go into Executive Session for conference under Charter Section 3.4 and Section 24-6-402 (4)(a)(b) and (e), C.R.S with the Town Attorney, Town Manager, and appropriate staff to receive legal advice and instruct negotiators concerning the Jones Property. Jerome further motioned to adjourn the regular meeting at the conclusion of the Executive Session. Wolfe seconded the motion. All present voted in favor of the motion.

Forey called the Executive Session to order on Tuesday, May 21, 2019 at 7:50 P.M. Present were: Sean Forey (Mayor), Trustees, Earl Aukland, Venessa Angell, Katie Gill, Debora Jerome, Paul Sutton, and Christopher Wolfe; Kara Winters (Town Manager), Gerald Dahl (Town Attorney), and Lyndsey Paavilainen (Town Clerk). The purpose of the Executive Session was for a conference under Charter Section 3.4 and Section 24-6-402(4)(a), (b) and (e), C.R.S., with the Town Attorney, Town Manager, and appropriate staff to receive legal advice and instruct negotiators concerning the Jones Property.

**End of Executive Session.** The Executive Session was adjourned at 8:06 P.M.

**Adjournment.** The regular meeting was adjourned at 8:06 P.M.

TOWN OF MORRISON

  
Sean Forey, Mayor

ATTEST:

  
Lyndsey Paavilainen, Town Clerk

