

REGULAR PLANNING COMMISSION MEETING
MORRISON TOWN HALL
110 STONE STREET
TUESDAY, FEBRUARY 14, 2017
7:00 P.M. – 9:00 P.M.

(NOTE: ALL AGENDA ITEMS ARE ELIGIBLE FOR DISCUSSION AND POSSIBLE VOTE BY THE PLANNING COMMISSION)

1. CALL TO ORDER
2. ROLL CALL
3. AMENDMENTS TO THE AGENDA
4. PUBLIC TO ADDRESS THE PLANNING COMMISSION
5. APPROVALS OF MINUTES: December 12, 2016
6. STAFF REPORTS
 - a) Planner – Discussion Regarding Historic Guidelines
 - b) Town Administrator
7. BOARD OF TRUSTEE MINUTES
 - a) January 3, 2017
 - b) January 17, 2017
8. ADJOURNMENT

Reasonable accommodation will be provided upon requests for persons with disabilities. If you require any special accommodation in order to attend a Planning Commission meeting, please call the Deputy Town Clerk at 303-697-8749. Next Regular Planning Commission meeting is Tuesday, March 14, 2017 at 7:00 P.M.

Town of Morrison Planning Commission
Morrison Town Hall
110 Stone Street
Tuesday, December 13, 2016
7:00 P.M. – 9:00 P.M.

Call To Order. Chairperson Jamee Chambers called the regular Planning Commission Meeting to order at 7:00 PM

Roll Call: Chairperson Jamee Chambers, Matt Schweich, Todd Mercord, Maja Stefansdottir and Paul Sutton were present. Shari Raymond arrived at 7:40 PM. A quorum was established.

Staff Present: Kara Zabilansky (Town Administrator), Kristi Dixon (Deputy Town Clerk), and Stephanie Stevens (Town Planner).

Amendments to the Agenda: switch 5a and 5b

Public to Address the Planning Commission:

- Megan Patterson, 9662 Brentwood Way #201 Westminster, Co. Topic: Forest School; interested in purchasing property at 3153 Hwy 93 Morrison. Starting a small in home day care (max 8 kids), or a child care facility (max 15 kids). If small in home will not need to be rezoned. A facility will need to be rezoned.
- Rodney Owens, 11445 W Bales Pl #203. Topic 3153 Hwy 93; interested in purchasing the property to open a Bed and Breakfast with free standing small cottages. Property would need to be rezoned

Public Hearing:

Chambers recused herself, Co-Chairperson Matt Schweich took over as Commission Chairperson.

4a) Forey's LoMo Estates; Jamee Chambers addressed Planning Commission on behalf of the Forey's. The Forey's purchased the property at 308-312 Spring Street in 2011. Subdivision was not possible due to the single lot not being one acre in size. In 2015 Jefferson County approved the additional parcel needed to bring the lot to one acre. In September 2016 Annexation and Variance process was started with Town applications. Five Lots are possible with this size.

Sutton also asked why 5 lots instead of 4? Homeowner's discretion per Chambers.

Stevens recapped and presented on the R-1 density zoning. The lots were designed to provide designated lots for each structure already contained therein. The property is zoned R-1 Low Density Residential and by acquiring property in the southeast portion of the site, this allowed for the additional area needed to meet density standards for R-1 zoning which allows for one dwelling unit per 7,500 square feet of lot area. While the shape of the lots is not ideal, staff is cognizant of the unique topography and conditions of the site and finds the proposal to be

adequate in meeting lot standards. The existing use of the property is primarily residential and fits with the context of the surrounding low density residential neighborhood. On October 10, 2016 the Morrison Board of Adjustment met to consider variances to the side, front and rear setbacks as well as lot width for two of the lots. These variances were approved unanimously. On November 1, 2016 the Morrison Board of Trustees met to consider variances to lot depth dimensional standards and were also approved unanimously. The Board of Adjustment and Town Board concurred that these variances will not substantially affect the character of the neighborhood, the value of the Historic District, or public health, safety and welfare. The proposed subdivision plat, if approved, will bring the property into legal, conforming status by meeting zoning standards and assigning single lots to existing water and sewer taps.

The Land Development Review Committee (LDRC) consist of the Chair of Planning Commission, Town Administrator, Town Attorney, Town Planner, and Utility Director. They convene when a formal application is received.

Stevens still needs notes on the plat and dedication of land. Stevens did not receive any public feedback.

Public to speak to PC: Kathleen Dichter, 109 Spring Street Morrison, asked for clarification as to why Town is waiving fees for traffic and utility. Stevens said water and sewer are already there. Taps would have to be obtained for a new house. Dichter also asked why 5 lots when 3 buildings were on property. Chambers responded that there were 4 structures on property.

Schweich closed the public hearing at 7:50 pm.

Commissioner's comments:

Schweich stated (a) waiving some of these fees, utilities, drainage, water supply, makes sense since the property is already developed. (b) stream gulch, easement width is 25 foot, Wildlife corridor, would like to have it state to leave it for the wildlife (c) placing note on plat; will the note itself contain sufficient detail for future groups, will it be legally enforceable.

Stevens responded with placing that note on there will give title commitment and all easements in place. By doing that they cannot sell any of the lots until knowing where the easements need to go.

Sutton stated what if a lot sold off and someone wants to come in and remodel structures. Stevens stated they can do that but the buyer must meet all standard setbacks.

Dichter asked if water and sewer tap would have to be purchased once the lot sells.

Zabilansky stated water and sewer taps would need to be purchased at \$27,500.00 for both water and sewer taps.

Sutton made a motion to approve the recommended motion of the preliminary and final subdivision plat with waiver request's and with the following conditions:

1. Resolution of technical corrections prior to plat recording
2. A historical, archaeological, and paleontological plan shall be provided prior to issuance of a building permit on Lot 1.
3. Land dedication or fee in lieu payment shall be required prior to plat recording

4. Plat note required, to read: "No lot hereby created may be conveyed unless and until all easements required to be dedicated to the Town of Morrison have been conveyed free of encumbrance."

Stefandottir seconded the motion. All present voted in favor.

5a) C470/Alameda Rezoning

Zabilansky stated she put this item on the agenda to provide the Planning Commission with an update due to public interest. Zabilansky obtained part of the applicant's presentation, attached in packet.

Stevens gave an update from Jefferson County Planning Commission meetings from Wednesday December 7th and Thursday December 8th. 70 people signed into speak, only 45 actually spoke. Jeffco Planning Commission voted 5-2 for approval to go to the Jeffco County Board with multiple conditions:

1. Car dealership size, 12 acres or less.
2. Car dealership lighting cannot exceed 20 foot candles, after 10 pm limited to 10 foot.
3. Vehicle displace pads cannot encroach into the landscape buffers, buffers are 20 feet.
4. Detail traffic study once they come into the actually site plan plat.

Zabilansky stated that the Morrison Board meeting scheduled for Thursday, December 15, 2016 also has the C470/Alameda Rezoning on the agenda for discussion on whether to send something to the Jeffco Board of Commissioners. The next Board of Commissioner Meetings is scheduled for Tuesday, January 17, 2017 at 8:00 am.

Sutton asked what proportion of public comments was in opposition. Everyone was in opposition except John Bandimere and Mr. Rooney were in favor.

Stevens reported

5b) Downtown Historic Designation

Advantages:

- Help to preserve historic features and characters
- Limiting demolition and alterations
- Establishing incentives/grants and tax credits
- Promotes construction
- Potential to increase property values

Disadvantages:

- How historic is defined
- Increase property tax
- Hinder development
- Code/over regulation

Historic Commission consist of the Planning Commission with addition of Lila Horton.

Sutton asked by adopting this, how this limits the roof top patios. Stephens replied you can instruct how you want roof pitch and appearance preserved.

Zabilansky stated the Morrison Board has asked the Planning Commission to make a list of regulations you find important.

Zabilansky will look into the insurance side of historical buildings, requirements that structure needed to be rebuilt to.

Stevens is hearing Planning Commission state: alterations and additions ok, as long as it keeps similar buildings and features. Stevens said having guidelines as a separate document is always amendable. Stevens hearing the Planning Commission does not need a huge book of design guidelines.

Zabilansky and Stevens recommend the first/next step to be Community Outreach to The Commercial District.

Top 3 defining Characters:

1. Firewall from neighboring buildings and changing nature of downtown.
2. Business owners to help us define what works to keep Morrison, Morrison.
3. Flexibility to let Morrison grow.

Stevens will bring recommendations to the Planning Commissioners. Chambers made the suggestion that the commissioners read up and come up with some suggestions for Stevens.

Dichter asked if the attorney made a recommendation as to requiring business owners to have insurance. Zabilansky replied they are not required to have insurance. Zabilansky will get with Town Attorney Dahl to get more information as to regulations.

Approval of Minutes. Schweich made a motion to approve the Minutes of the Meeting of October 11, 2016 with 2 corrections, Trial to trail and remove Gretchen Roberts as Chairperson and replace with Jamee Chambers. Mercord seconded the motion. All present voted in favor. Chairperson Chambers will sign corrected minutes at next meeting.

Staff Reports:

Planner Report: Stevens stated a formal application has been submitted for Red Rocks Ranch.

Town Administrator: Zabilansky stated Red Rocks Ranch formal application has been submitted. Town of Morrison and City of Lakewood has been working on the Rooney Valley Master Plan. Lakewood City Council wanted more time for review. Anticipating a vote from Lakewood City Council on January 23, 2017.

Adjournment. Chairperson Jamee Chambers adjourned at 8:57 P.M.

Town of Morrison

Jamee Chambers, Chairperson

Attest:

Kristi Dixon, Deputy Town Clerk

MEMORANDUM



Date: January 10, 2017
To: Morrison Planning Commission
From: Stephanie Stevens, Town Planner
Subject: Planner Report

CONSIDERATION OF HISTORIC REGULATIONS

Based on recent interest in the potential adoption of Historic Regulations for the Town of Morrison, Planning Staff has compiled recommended guidelines specific to Morrison to further the discussion. Based on the Planning Commission meeting that took place on December 13th, it was conveyed by the Commissioners to protect the uniqueness of Morrison, which represents a "Wild West" feel and eclectic style, and simplify the potential standards to revolve around modifications/additions and new development, while allowing flexibility. Planning Staff has provided preliminary recommended guidelines based on the perceived town values and seeks additional input to guide the desired direction of the Town. Staff has also provided a follow-up to the questions that were considered on December 13th (see Findings below).

Town Values

The most important characteristic that "makes Morrison Morrison" is the small-town feel, which is defined in the Comprehensive Plan by the following contributing qualities: rich history, isolated yet accessible from the Denver metro area, strong community identity and sense of community, size, empathy, independently owned businesses, locally controlled, safe and walkable, and it's scenic location, landscape and views. The objective of the Historic Regulations and guidelines is to maintain the sense of community identity and civic pride by preserving, maintaining and enhancing the unique and eclectic architectural and natural assets of the Town while embracing both economic and residential growth.

Recommended Guidelines

Prior to focusing on specific architectural design details, it would be beneficial to first address the overall desired character, form and setting. Below is a basic list of recommendations to consider:

- 1. Architectural Character. New buildings should be visually compatible with historic structures without being direct copies of historic buildings.
a. In all new construction, one should be able to perceive the character of the City as it was historically and how it has changed.
b. Attempts to create an exact replication of historic structures are discouraged. New interpretations of traditional building styles are encouraged.
c. A new design that encompasses fundamental similarities to historic buildings is preferred, allowing new structures to be seen as products of their own time, yet compatible with their historic neighbors.
d. New construction should not change the character of the area as seen from a distance.
e. An addition or alteration to an historic building shall ensure that the original architectural character and style of the structure is maintained and the addition is subordinate in appearance to the original building.

Findings

Questions were raised at the Planning Commission meeting that took place on December 13th. Below is a brief summary of Staff's findings.

Q. Will Historic Regulations prevent property owners from being able to obtain insurance within the Historic District?

- A. Some insurance companies are reluctant to insure historic buildings that are placed on the National Register. However, obtaining insurance is definitely possible and many companies insure historic places very competitively including Harford, USAA. Some companies perceive that the federal designation imposes regulations on private property, which is not the case. The National Register designation only impacts a site if there is a federal connection to work being done (i.e. money or permits). It would be rare for any Morrison properties to either have federal funding or to need a federal permit for reconstruction. The only one I can think of is a potential 4040 permit if in the floodplain.

As for local regulations, the Town has two options in regards to construction after a fire or natural disaster which could affect insurance obtainability: 1) require historic buildings to be restored to their historic state or 2) create an exception that allows buildings to be re-constructed in accordance with new development standards if affected by a natural disaster. The second option offers the most flexibility and would relieve property owners of possible economic hardship if a natural disaster were to occur.

Q. Can the Town require businesses to obtain insurance to protect adjacent, significant structures?

- A. This question was raised in the past and the answer remains the same. It is unlawful for the Town to impose insurance requirements on private business owners.

JEFFERSON COUNTY REFERRAL

The Town of Morrison received a pre-application referral from Jefferson County for a Rezone of approximately 50 acres from A-2 Agricultural Two to R-1B Residential OneB for 124 single-family detached dwellings located northeast of Highway 285 and Highway 8. We have attached a copy of the referral response for the Planning Commission's review.

The application that we received as a referral for the rezoning of the properties located at the northwest and southeast corners of C470 and Alameda Parkway (3 Dino's property) to Planned Development was approved by the Jefferson County Planning Commission on December 8, 2016 and is scheduled for a Hearing before the Board of County Commissioners on January 17, 2017. We have attached a copy of the referral responses for the Planning Commission's review.

CITY OF LAKEWOOD REFERRAL

The Town of Morrison received an application referral from the City of Lakewood for the annexation and initial zoning of the property generally located south of West Yale Avenue, west of South Indiana Street, east of C-470 and north of Morrison Road (AKA Red Rocks Ranch). We have attached a copy of the referral response for the Planning Commission's review.

PROJECT TRACKING CHART

Attached is an updated *Project Tracking Chart*. This tracking tool provides detail on projects and planning activities, which are in process and will include projects that have been completed. Please feel free to contact me anytime with any questions regarding current planning activities.

**Town of Morrison
Project Tracking Chart
February 2017**

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Staff Contact	Applicant	Contact	Comments
Active Projects									
Red Rocks Ranch (formerly Red Rocks Centre)	Subdivision Plat, ODP Amendment, Disconnect Request	Bounded by W Yale Ave. S Indiana St. C-470 and W Morrison Rd	11/3/2016		Under review	SS	Andrew Trietley	Andrew Trietley 303-346-7006 atrietley@ventanacap.com; Troy Bales 303-537-8020; tbales@rickengineering.com	11/3/16 recv'd formal application; 11/4 1st referral sent (due back 11/25); 12/9 formal review comments sent to applicant; 12/30 phone corresp w/ applicant re: 1st review comments; 2/3 2nd submittal recv'd and 2nd referral sent
Town Park Loop Trail Grant	Trail Grant Assistance	Trail connection from the Post Office to the Museum	9/26/2016		Jeff Co Open Space grant awarded; Awaiting results of CPW grant	CM/SS	Town	Kara Zabilansky	9/26/16 assistance requested from Town; 10/5/16 flyer created and sent for public meeting; 10/11/16 public meeting held; 10/27/16 draft grant application sent to Town Admin; 12/1/16 Jeff Co Open Space presentation; 1/9/17 CO Parks & Wildlife review board presentation scheduled; 1/13 Jeff Co Open Space grant awarded; Awaiting results of CPW grant
Forey's Lo-Mo Estates	Subdivision Plat	308 Spring Street	11/15/2016	12/13/2016	Planning Commission Mtg held 12/13/16; Awaiting resubmittal	SS	Sean & Celeste Forey	Jamee Chambers 303-697-0650; chaconinc@chamberscon.com	9/12/16 Pre-app held; pre-app comments sent 9/30/16; 11/15/16 recv'd formal application and 1st referral sent (due back 12/7); Formal review comments sent 12/9; Planning Commission Mtg scheduled 12/13 - approval with conditions granted; Awaiting final plans

**Town of Morrison
Project Tracking Chart
February 2017**

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Staff Contact	Applicant	Contact	Comments
Rooney Valley Master Plan Update	Master Plan Update	Rooney Valley	n/a	n/a	Lakewood Council Meeting scheduled 1/23/17; Morrison BOT Meeting tentatively scheduled 2/7/17	CM/SS	n/a	n/a	9/30/16 Draft Plan received from Lakewood; 10/5 Morrison issued comments to Lakewood Staff on Plan text and mapping; 10/7/16 Mtg with Lakewood to prep for 10/13/2016 RVPC Study Session; 11/2/2016 Lakewood PC meeting held; 11/3/2016 RVC meeting held; 11/8/16 Draft Plan revised and issued to public; 11/14 Board/Council study session meeting held; 11/15 Morrison Board meeting held; 11/21 Mtg with Lakewood to prep for December hearings; 12/5 Lakewood City Council study session meeting held; 1/23 Lakewood City Council Meeting held; 2/6 Lakewood City Council Adoption Hearing held - approval with amendments granted; 2/7 Morrison Board Adoption Hearing held - approval with amendments granted
Bear Creek Nursing Home Code Compliance Audit	Code Compliance	150 Spring Street	n/a	n/a	Notice of Code Violations sent	SS	n/a	Roger Peeler	7/27/16 Inspection completed; 8/16 Notice of Code Violation letter sent; 11/22 Follow-up sent to Town Admin re: status; 2 of 5 dead trees removed 11/7, plan to remove 1 tree/month over the next 3 months; lighting replacements in progress
Town Lighting Audit	Lighting Audit	110 Stone St. 321 Colorado 8, 700 Bear Creek	n/a	n/a	Audit Report sent	SS	Town	Kara Zabilansky	7/27/16 Inspection completed; 8/16 Audit Report sent to Town; 11/22 Follow-up sent to Town Admin re: status
Rooney Valley IGA Revisions	Revisions to the 2016 Amended Rooney Valley IGA between Morrison and Lakewood	Rooney Valley	n/a	n/a	Pending	CM/SS	n/a	n/a	10/14/16 rec'd draft from attorneys for review; 10/27/16 comments issued; 11/15/16 Morrison Board approval; Pending Lakewood City Council approval

**Town of Morrison
Project Tracking Chart
February 2017**

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Staff Contact	Applicant	Contact	Comments
Outside Referrals									
North Turkey Creek, 80465 Rezoning	Rezoning	NE of Hwy 285 and Hwy 8	12/23/2016		Awaiting Formal Submittal	SS	Andrew Trietley	Nick Nelson	12/23 recv'd referral from County; 12/28 issued comment letter
Red Rocks Ranch (formerly Red Rocks Centre)	Annexation & Initial Zoning	Bounded by W Yale Ave, S Indiana St, C-470 and W Morrison Rd	10/28/2016		Awaiting Resubmittal	SS	Andrew Trietley	Andrew Trietley 303-346-7006 atrietley@ventanacap.com; Troy Bales 303-537-8020; tbales@rickengineering.com	11/4/16 recv'd referral from Lakewood; referral comments sent 11/18/16
SE of Lost Horse Lane Rezone and Plat	Pre-App to Rezone and Plat approx. 21 acres from PD to PD for 19 SFDs	SE Long Horse Ln/Promintory Point	9/30/2016		Issued Letter to Lakewood; Awaiting resubmittal	SS	Joseph Huey	Michael Madrid	9/30/16 recvd referral from County; 10/5/16 issued comment letter;
3 Dinos Rezoning	Rezoning from CD-RM to PD	SE & NW Corner of Alameda & C-470	8/27/2015		Issued Letter to JeffCO; BOCC Mtg Scheduled 1/17/17	SS	3 Dinos LLC	Heather Gutherless	5/12/16 issued 1st referral comment letter (Kara Z.); 9/27/16 recvd 2nd referral from County; 10/5/16 extension requested for Board review 10/18; 10/19 issued comment letter; 11/9/16 recvd 3rd referral from County; 11/16/16 issued comment letter; 12/7 & 12/8 Planning Commission hearing held - rezoning approved (5-2); Board hearing held 1/17/17, continued to 1/18/17 - rezoning approved with condition to remove auto dealership use

**Town of Morrison
Project Tracking Chart
February 2017**

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Staff Contact	Applicant	Contact	Comments
3 Dinos Plat SE	Preliminary and Final Plat to subdivide the property into 8-lot commercial Superlot Plat	SE Corner of Alameda & C-470	8/26/2016		Issued Letter to JeffCO; Awaiting resubmittal	SS/CM	3 Dinos LLC	Ross Kopf	8/26/16 recvd referral from County; 8/29/16 issued comment letter; 10/27/16 recvd 2nd referral from County; 11/7/16 issued comment letter; 1/17/17 recvd 3rd referral from County; 1/20 issued comment letter
3 Dinos Plat NW	Pre-App for a subdivision for 12 commercial lots	NW Corner of Alameda & C-470	7/29/2016		Issued Letter to JeffCO; Awaiting resubmittal	SS/CM	3 Dinos LLC	Sean Madden	7/29/16 recvd referral from County; 8/4/16 issued comment letter; 10/27/16 recvd 2nd referral from County; 11/7/16 issued comment letter; 11/9 recvd 3rd referral; 11/16/16 issued comment letter

**Town of Morrison
Project Tracking Chart
February 2017**

Project Name	Project Description	Project Location	Submittal Date	Approval Date	Project Status	Staff Contact	Applicant	Contact	Comments
Approved Projects									
110 Wood Lane Home Addition	Building Permit	110 Wood Lane	11/22/2016	1/10/2017	Approved	SS	Ryan Burris	Ryan Burris 303-284-9261 R_A_Burris@hotmail.com	11/22/16 Plans picked up; 11/30 notice of deficiencies sent; 12/1 revisions received; 12/2 additional revisions requested; 12/4 corresp with applicant re: revisions requested - plans to resubmit once engineering comments have also been addressed; 12/13 e-mail correspondence to-date sent to Town Clerk; 1/9 revised plans recv'd; 1/10 plans approved
Morrison Joe	Sign Permit	211 Bear Creek Ave	8/16/2016	11/8/2016	Approved	SS	Jeff Bradley	Jeff Bradley 303-570-4132	8/16/16 Town recv'd formal submittal; Application denied based on incomplete application/sign type; 11/4/16 recv'd revised submittal; 11/8/16 permit approved
Forey's Lo-Mo Estates	Subdivision Variance	308 Spring Street	10/17/2016	11/1/2016	Approved	SS	Sean & Celeste Forey	Jamee Chambers 303-697-0650; chaconinc@chamberscon.com	9/12/16 Pre-app held; pre-app comments sent 9/30/16; 10/17/16 Formal application recv'd - scheduled for 11/1 BOT; 10/27 BOT report sent; 11/1/16 BOT mtg held
Forey's Lo-Mo Estates	Zoning Variance	308 Spring Street	9/21/2016	10/10/2016	Approved	SS	Sean & Celeste Forey	Jamee Chambers 303-697-0650; chaconinc@chamberscon.com	9/12/16 Pre-app held; 9/21/16 Formal application recv'd - scheduled for 10/10 BOA; 9/30/16 pre-app comments sent; 10/5/16 BOA report sent; 10/10/16 BOA mtg held; 10/19/16 comments sent re: findings and decisions

7A

TOWN OF MORRISON BOARD OF TRUSTEES
MORRISON TOWN HALL, 110 STONE STREET
REGULAR MEETING OF THE BOARD OF TRUSTEES
TUESDAY, JANUARY 3, 2017
6:00 P.M. – 9:00 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 Brewster Caesar, Venessa Angell, Katie Gill, Allen Williams and Christopher Wolfe were present. Debora Jerome was absent. A quorum was established.

Staff Present. Gerald Dahl (Town Attorney), Kara Zabilansky (Town Administrator) Charla Bryant (Town Clerk), and Kevin Paul (Investigations Law Group).

Executive Session. A motion was made by Gill for a conference under Charter Sections 3.2 and 3.4 and Section 24-6-402(4)(b) and (f), C.R.S., with the Town Attorney, Town Administrator and appropriate staff to receive legal advice and instruct negotiators concerning personnel matters. The Executive Session will conclude at 7:00 p.m. at which time the Board will return to the open meeting and proceed with the remainder of the Agenda. Caesar seconded the motion. All present voted in favor.

Forey called the Executive Session to Order on Tuesday, January 3, 2017, at 6:06 p.m. Present were: Sean Forey (Mayor), Trustees Brewster Caesar, Venessa Angell, Katie Gill, Allen Williams and Christopher Wolfe; Gerald Dahl (Town Attorney), Kara Zabilansky (Town Administrator) and Charla Bryant (Town Clerk); and Kevin Paul (Investigations Law Group). The purpose of the Executive Session was to discuss personnel matters.

The recording equipment was turned off at the direction of the Town Attorney, Gerald Dahl, for attorney/client privilege.

End of Executive Session. The Executive Session was adjourned at 7:03 p.m. The Board returned to the Opening Meeting.

Amendments to the Agenda. None.

Public to Address the Board. None.

Presentations and Hearings. None.

General Business.

Allen Technology Advising. Allen Technology has requested revisions to the IT contract it has with Morrison. The contract adds coverage for the new equipment the Town added since 2013. Corrections of typographical errors were discussed. Forey said it was a large increase in price. Zabilansky stated the Town could request bids. Williams said other bids had been received and were more expensive. Caesar stated this Contract does not include the Museum. Caesar

made a motion to enter into the contract with Allen Tech for 2017 Complete Coverage with typographical changes. Wolfe seconded the motion. All present voted in favor of the motion.

SolSmart – Program Guide. Forey said the Town does not have a lot of area for solar. Caesar said the Town has until June 1, 2017 to decide and the Town can revisit this issue in the future. Gill stated it would reduce soft costs of solar energy. Gill stated it would take time to get designation.

Ordinance 440 – Judge and Court Clerk Salary. Wolfe made a motion to adopt Ordinance 440, an Ordinance providing for the annual salary of the Judge and Clerk of the Morrison Municipal Court in accordance with Sections 13-10-107 and 13-10-108, Colorado Revised Statutes. Gill seconded the motion. All present voted in favor of the motion.

Resolution 2017-01 – Posting Locations. Caesar made a motion to adopt Resolution 2017-01, a Resolution identifying locations for posting official notices of the Town. Wolfe seconded the Motion and all present voted in favor of the motion.

Trash Services for Utility Customers (2) outside of Town. Forey recused himself from this portion of the meeting. Caesar took over this discussion. Zabilansky asked if the Board would consider providing trash service for two individuals who are outside of Town. Allied could place addresses on the service list. Caesar is opposed to doing this. This would reduce the 1.75% charge for utilities for out of Town customers. Caesar stated it would be a good idea to provide the addresses with services but they should pay. Dahl said the Town could include the addresses on the service list and charge the two addresses. Gill said it could be a better a rate for the service but should not be free. Zabilansky said the owners of the properties may want to eventually annex into Town. Williams and Angell said service can be offered at the cost to Town. Forey took back over the meeting.

Departmental Reports.

Police Department. Typographical errors were discussed to be corrected. There were no other comments or questions.

Town Administrator. Zabilansky stated a parking light adjustment at Red Rocks Amphitheatre was done. There were no other comments or questions.

Attorney. Dahl said there was a meeting set regarding the disconnection of Red Rocks Ranch that the Board could attend with the Board of County Commissioners at 10:00 a.m. in Jefferson County. A Notice of Open Meeting was posted as Board members may be present. A major concern is to assure that all events are happening to provide for disconnection and if the disconnection does not occur nothing will happen. There were no questions or comments.

Consent Agenda. Angell made a motion to approve the Consent Agenda. Gill seconded the motion. All present voted in favor of the motion. Williams said Kathy Dichter said two sets of Minutes were added into to the last meeting and questioned if they were approved by the Board.

It was discussed that both sets of Minutes were part of the Consent Agenda at that meeting and approved by the Board.

Board Comments. Williams is concerned about development south of Town. Caesar said metro districts have the right of imminent domain. Caesar stated he will not be at the next meeting. Zabilansky stated a new doctor's office will move into the building next to the Town Hall. Lakewood City Council members will not be at the disconnection meeting tomorrow. Zabilansky said the Chief of the Police Department for Morrison is having a meeting tomorrow with his command staff.

Adjournment. The Meeting was adjourned at 7:55 pm.

TOWN OF MORRISON


Sean Forey, Mayor

ATTEST:


Charla D. Bryant, Town Clerk



TB

**TOWN OF MORRISON BOARD OF TRUSTEES
MORRISON TOWN HALL, 110 STONE STREET
REGULAR MEETING OF THE BOARD OF TRUSTEES
TUESDAY, JANUARY 17, 2017
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 Katie Gill, Debora Jerome, Allen Williams and Christopher Wolfe were present. Brewster Caesar and Venessa Angell were absent. A quorum was established.

Staff Present. Gerald Dahl (Town Attorney), Kara Zabilansky (Town Administrator) and Charla Bryant (Town Clerk).

Amendments to the Agenda. Remove the Executive Session.

Public to Address the Board. None.

Presentations and Hearings. None.

General Business.

Report for Red Rocks Sound Pressure Level. No band has gone over the sound level. Forey said there was a decrease in sound levels. The Town will continue to work with Red Rocks. Forey said one point can make a big difference on the sound level. Forey stated wind is the number 1 component into how loud the sound seems. The volume has been decreased and the concerts are ending earlier. Forey stated Red Rocks is trying to get to a sound level where everyone is comfortable. The Town receives informational reports and meets with Red Rocks periodically. Wolfe said the lighting at Red Rocks is much better. Zabilansky said the lighting is a temporary fix, and it will be better with the permanent fixtures.

Clearwell Project Update. The bid that the Town received was over budget. DOLA has no additional grant funds it can give to the Town. Zabilansky said that if the Town applied for a new grant, the current grant would not be completed in the required time frame. Forey said that if there is no rock, the Town will save \$20,000.00. Zabilansky stated Canterbury will keep trying to reduce costs. The Board has approved the Clearwell. The engineering cost did not increase.

Departmental Reports.

Court. Wolfe said there were less tickets written, but more money was received. Zabilansky said the amount of money depends on when the Town receives the payments. Collection efforts for the Town has been started. There were no further questions or comments.

Accounting. There were no questions or comments.

Administrator. The Town has made payments to McCool through December 31, 2016. Zabilansky requested McCool provide a quote through the completion of the Rooney Valley plan. There were no additional questions or comments.

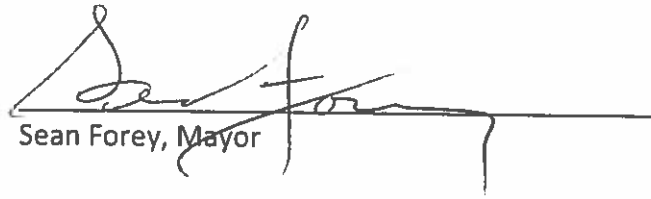
Attorney. Dahl will be providing to the Board at the next meeting an ordinance to clean up the code. There were no questions or comments.

Consent Agenda. Wolfe made a motion to approve the Consent Agenda. Williams seconded the motion. Jerome abstained as she was absent at the last meeting. Forey, Gill, Williams and Wolfe voted in favor of the motion.

Board Comments. The date of the "turn on the water party" is March 31, 2017 between 7:00 p.m. and 9:30 p.m. Forey said someone who is deserving should be designated to turn on the water. It should be fun. William stated that a tour could be conducted of the tunnels. Forey said the party would be for Town residents and key people from Red Rocks; there would be 100 to 140 people at \$20.00/head. Brewster could put an article in the Hogback about the party. Zabilansky said Lakewood City Council is having a hearing on Rooney Valley on January 23, 2017. The Town will have a hearing on February 7, 2017 regarding the Rooney Valley Master Plan. Jefferson County had a hearing today regarding the rezoning of C470 and Alameda. It was still going on at 4:30 p.m. A developer approached Zabilansky regarding a 124 single and multi-family home development south of Town. Zabilansky told him the Town would not be interested in providing water and sewer services to this property.

Adjournment. The Meeting was adjourned at 6:32 pm.

TOWN OF MORRISON


Sean Forey, Mayor

ATTEST:


Charla D. Bryant, Town Clerk

