

**TOWN OF MORRISON BOARD OF TRUSTEES  
MORRISON TOWN HALL, 110 STONE STREET  
REGULAR MEETING OF THE BOARD OF TRUSTEES  
TUESDAY, FEBRUARY 2, 2021  
6:00 P.M.**

**Call to Order.** Mayor Sean Forey called the regular Town Board Meeting to order at 6:03 P.M.

**Roll Call.** Mayor Sean Forey, Mayor Pro Tem Debora Jerome, Trustees Katie Gill, Matt Schweich, Jennifer Singer, and Paul Sutton were present. Trustee Mike DeJonge was absent. A quorum was established. Mayor Forey was experiencing technical difficulties throughout the meeting. It is to be noted this meeting was held electronically as permitted by CRS 24-6-402(1)(b) and the public was able to participate by calling the provided phone number and access code found on the posted Agenda. In addition, an audio recording of this meeting was made and is available upon request.

**Staff Present.** Kara Winters (Town Manager), Gerald Dahl (Town Attorney), Philip Baca (Interim Police Chief) and Lyndsey Paavilainen (Town Clerk.)

**Amendments to the Agenda.** None.

**Public to Address the Board.** None.

**Presentations and Hearings.** None.

**General Business.**

**Mt. Carbon IGA Amendment.** Dahl reported this amendment obligates Mt. Carbon to pay or reimburse the Town for the water plant expansion and improvements to include any land and arrangements necessary. Sutton made a motion to approve the Sixth Amendment to Intergovernmental Agreement with Mount Carbon Metropolitan District and the Town of Morrison, and to direct the Mayor and Town Clerk to sign the Amendment. Gill seconded the motion. All present voted in favor of the motion.

**Esphahanian/ Reneau Property Purchase Agreement.** Dahl reported this purchase agreement is related to the Mt. Carbon IGA Amendment. Dahl further explained this agreement provides for the purchase of less than one acre of land bordering the Town and the Town will be reimbursed by Mt. Carbon for the costs.

Gill commented this water plant expansion and the obligation for the Town to provide services outside the Town limits is a part of a 2008 contract with Mt. Carbon. Gill reiterated the developer will be paying or reimbursing the Town the expenses related to the property purchase and water plant expansion.

Gill made a motion to approve the Agreement for Purchase and Sale of Real Property between Cyrus Esphahanian and Jeanne Reneau, and the Town of Morrison, and to direct the Mayor and Town Clerk to sign upon receiving the fully executed 6<sup>th</sup> Amendment to the Mount Carbon Intergovernmental Agreement. Sutton seconded the motion. All present voted in favor of the motion.

**2020 Audit Engagement.** Winters suggested to engage with Hinkle and Company for the 2020 audit and will start working on an RFP for the 2021 audit. Jerome made a motion to engage

with Hinkle and Company for the Town of Morrison's 2020 Fiscal Year Financial Audit. Schweich seconded the motion. All voted in favor of the motion.

**Aggregate Industries PUD Compliance.** Dahl stated Aggregate Industries applied for a PUD Amendment in early 2020 that was then withdrawn by the applicant for a compliance review of their original PUD and amended PUD from 1994 and 1999. Dahl continued the Town Planner has produced an analysis of compliance and pointed out where their operation is not in compliance. Dahl further reported the Town will be issuing responses to the State in regards to Aggregate Industries' additional required permits and will make a request for a hearing regarding municipal zoning issues. Dahl concluded he would make regular reports to the Board regarding this issue.

**Parking Committee Proposal.** Gill first summarized the comprehensive look the Parking Committee has taken in reviewing the current available parking and need for alternative or additional parking lots.

Through Gill's analysis, she stated she determined the current number of available parking spots in Town exceeds the recommended number of parking spots for a Town this size, but further stated the Parking Committee understands the businesses requests for additional parking.

Gill stated through the analysis the Parking Committee recommends the following actions:

- 1) Update the Town Parking Map to include recently added Town Hall parking and parking to the east and west of the Town at the old RTD lot and school, and to include Union Street. The Committee further proposed to make the map more accessible on the Town website and through the use of Quick Response (QR) codes.
- 2) Better signage directing vehicles to Union Street and additional signage at the School.
- 3) It has been recommended that the business owners ask their employees to park in the outlying areas and not downtown.

In regards to the Jones property and its use as a temporary parking lot, the Parking Committee does not think there is currently an urgent need for an additional parking lot. Gill further stated the lot is not ADA accessible and may be unsafe for foot traffic. Gill stated the committee would continue to monitor parking utilization throughout Town.

**Clinton Scott, Red Rocks Grill,** Scott stated he agrees that additional signage would be helpful and that it would help with traffic flow on Bear Creek Avenue but would like to see additional spots made available prior to the summer busy season.

**Dave Killingsworth, Holiday Bar,** Killingsworth stated a parking spot utilization analysis at this time is an inaccurate depiction of what the Town's parking needs are in the summer. Killingsworth requested that parking spots are made available now to be ready for the spring and summer seasons. Killingsworth also requested the Jones property to be leased out to the businesses to make improvements and would appreciate support from the Town.

**Jamee Chambers, 205 Bear Creek Lane,** Chambers requested for the business owners to encourage their employees to park in the outlying areas of Town in order to make in town parking available to patrons. Chambers also agreed better signage directing drivers to Union

Street would be useful as those spots are very rarely used.

**Brian Cole, Mill Streets Eat,** Cole added people very rarely carpool and that spots are being filled with multiple cars for one party. Cole also stated he would like to see spots made available for short-term parking and food to-go order pick-ups.

Schweich added he believes making that property a temporary parking is not a liability the Town should take on at the moment. Schweich continued he believes that land could be utilized to make trail connections as noted in the Town's trail plan in the future.

Singer asked about paid parking in the downtown area where restaurants and businesses could offer redemption codes or tickets to paying customers to decrease the use of prime parking spots to bicyclists. Singer volunteered to investigate paid parking solutions for the next meeting.

In regards to Killingsworth's comment about leasing the land to the businesses, Dahl explained that is an option. The Town would be able to lease the property for an annual fee and require an insurance policy.

Mayor Forey stated the businesses are able to come to the Board with a proposal on leasing the land for improvements.

#### **Department Reports.**

**Public Works.** Gill updated the Board about the Water Conservation Board's reallocation of use for Bear Creek project and the completed risk assessment.

Schweich suggested meeting with Bear Creek Water Association regarding the Genesee Well's discharge.

**Police Department.** The Board appreciates the Police Departments positive and hard work.

**Museum.** Winters verified the annual digs are funded by participants.

**Town Manager.** Winters stated she will do some research on LED signage.

**Attorney.** No questions. No comments.

**Consent Agenda.** Sutton made a motion to approve the Consent Agenda for February 2, 2021. Schweich seconded the motion. All present voted in favor.


**Board Comments.** Mayor Forey requested to form a committee of Trustees to conduct a Performance Review for Winters since it has been several years since her last assessment. Jerome and Gill volunteered to be complete the review with Mayor.

**Executive Session.** Jerome made a motion For a conference under Charter Section 3.4 and Section 24-6402(4)(b) and (e), C.R.S. with the Town Attorney, Town Manager, and appropriate staff to receive legal advice and instruct negotiators concerning the Town's waste water system

Jerome further motioned to adjourn the regular meeting at the end of the Executive Session. Schweich seconded the motion. All present voted in favor of the motion.

**Adjournment.** The Executive Session and Regular Meeting were adjourned at 8:09 P.M.

TOWN OF MORRISON

  
Sean Forey (Feb 19, 2021 08:52 MST)

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Sean Forey, Mayor

ATTEST:

  
Lyndsey Paavilainen (Feb 19, 2021 08:53 MST)

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Lyndsey Paavilainen, Town Clerk









# Minutes 02-02-2021

Final Audit Report

2021-02-19

Created:	2021-02-17
By:	Lyndsey Paavilainen (ldavis@town.morrison.co.us)
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