

**TOWN OF GRANBY, COLORADO
BOARD OF TRUSTEES
REGULAR MEETING AGENDA
JANUARY 23, 2018**

**MAYOR CHAVOUSIE TO CALL THE REGULAR MEETING OF THE TOWN OF GRANBY
BOARD OF TRUSTEES TO ORDER AT THE TOWN HALL, ZERO JASPER AVENUE**
(Any Board member with any potential conflicts of interest regarding any of the agenda matters will declare them at this time and Pledge of Allegiance.)

UNSCHEMLED PUBLIC COMMENTS – COMMENTS ARE LIMITED TO 3 MINUTES

(This time is reserved for members of the public to make a presentation to the Board on items or issues that are not scheduled on the agenda. The Board will not discuss/debate these items, nor will the Board make any decisions on items presented during this time, rather, the Board will refer the items to staff for follow up.)

6:00 PM

**(1) INTRODUCTION TO NWCC'S COMMUNITY ASSESSMENT PROJECT IN
PARTNERSHIP WITH LOCAL HIGH SCHOOL STUDENTS / DIRECTOR MARY HOUSLEY**

6:00 PM

(2) RECREATION OPEN SPACE AND HOUSING UPDATE / DIRECTOR SUSIE BAIRD

6:15 PM

(3) DISCUSSION, REVIEW AND CONSIDERATION OF THE FOLLOWING:

**AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE, NOS. 2-6 AGREEMENT
FOR SALE AND PURCHASE OF REAL ESTATE; NO. 7 AGREEMENT FOR SALE AND
PURCHASE OF REAL ESTATE; BOT RESOLUTION 2017-01-23, A RESOLUTION
APPOINT A DIRECTOR TO THE GRANBY WEST METROPOLITAN DISTRICT
NUMBERS 1-7 / TOWN MANAGER AARON BLAIR & TOWN ATTORNEY SCOTT KROB**

6:30 PM

**(4) APPROVAL OF AN IGA BETWEEN GRAND COUNTY AND THE TOWN OF
GRANBY FOR THE UPCOMING 2018 ELECTION / TOWN CLERK DEB HESS**

6:45 PM

(5) COTTAGE HOME PROGRAM DISCUSSION / TOWN MANAGER AARON BLAIR

7:00 PM

CONSENT AGENDA

7:15 PM

(The items listed under "Consent Agenda" are a group of items to be acted on with a single motion and vote. This agenda is designed to expedite the handling of limited routine matters by the Board. The Board has received the information on these matters in their Board packets prior to the meeting. The Mayor will ask if any citizen wishes to have any specific item discussed. A Board member may request that an item be removed from the Consent Agenda on behalf of a citizen or himself and will state when the item will be discussed in the meeting or tabled to another meeting. The removal of an item will require a second and a majority vote of the Board to be removed. Items on the consent agenda are then voted on by a single motion, second, and non-roll call vote.)

a. Accounts Payable for JANUARY 23, 2018

b. Minutes from JANUARY 9, 2018

(7) COMMITTEE & STAFF REPORTS

7:20 PM

**Administrative / Chair Shaw / Trustees Trainor and Johnson
Buildings, Parks and Streets / Chair Robertson / Trustees Trainor and Mordini
Economic Development / Chair Mordini / Trustees Raible and Johnson
- Chamber Director's Update
Recreation / Chair Raible / Trustees Shaw and Robertson
Public Safety / Chair Johnson / Trustees Mordini and Trustee Robertson
Water / Chair Trainor / Trustees Shaw and Raible
Town Manager's Report
Mayor's Report and Update / Mayor Chavousie
Town Attorney's Report and Update / Scott Krob**

**BOARD TO GO INTO EXECUTIVE SESSION PURSUANT TO C.R.S. 24-6-402 (4) /
CONTINUED DISCUSSION ABOUT A POSSIBLE AFFORDABLE HOUSING PROJECT
ON TOWN-OWNED PROPERTY (35 ACRES); POSSIBLE TOWN OWNED PARKING LOT
PROJECT; OKK PROPERTY PROJECT;
SUN COMMUNITIES – SHOREFOX DISCUSSION ON THE FOLLOWING:
RETAINABLE LAND DISCUSSION; 7TH AMENDMENT TO THE PURCHASE
AGREEMENT, – BOARD COULD POSSIBLY MAKE DECISIONS ON THE ABOVE
WHEN THEY COME OUT OF EXECUTIVE SESSION**

8:00 PM

MEETING TO ADJOURN

8:30 PM

Any matter may be taken up at any time during the meeting **EXCEPT DURING PUBLIC HEARINGS WHICH ARE TIME SENSITIVE**. Items on the agenda are approximate and intended as a guide for the Town Board. "Estimated Time" is subject to change, as is the order of the agenda except for **PUBLIC HEARING TIMES AND ORDER**. Anyone wishing to attend the meeting and needs special accommodations, please contact the Town Clerk prior to the meeting. For deadlines and information required to schedule an item on the agenda, please contact Deb Hess, CMC, Town Clerk, at 970-887-2501 ext. 201.

**TOWN OF GRANBY, COLORADO
BOARD OF TRUSTEES
MEETING MINUTES
JANUARY 23, 2018**

PRESENT: Roll Call. Present: Mayor Paul Chavoustie, Mayor Pro-Tem Deborah J.K. Shaw, Trustee Greg Mordini, Trustee Robin Trainor, Trustee Paul Robertson, Trustee Becky Johnson, Trustee Nick Raible.

STAFF PRESENT: Town Attorney Scott Krob; Town Manager Aaron Blair; Chief Jim Kraker; Finance Director Sharon Spurlin; and Town Clerk Deb Hess, who recorded the meeting. Minutes are not verbatim.

TIME: 5:00 PM – DINNER
6:03 PM - BOT MEETING

BY: Mayor Paul Chavoustie

LOCATION: TOWN HALL, ZERO JASPER AVENUE

**DINNER SERVED TO TOWN BOARD AND TOWN STAFF
5:00 PM**

**MEETING CALLED TO ORDER
6:00 PM**

Chavoustie called the meeting to order. There were no conflicts of interest. Pledge of Allegiance was said.

**UNSCHEDULED PUBLIC COMMENTS – COMMENTS ARE LIMITED TO 3 MINUTES
6:00 PM**

Chavoustie asked if there were any unscheduled public comments.

**INTRODUCTION TO NWCCI'S COMMUNITY ASSESSMENT PROJECT IN PARTNERSHIP
WITH LOCAL HIGH SCHOOL STUDENTS / DIRECTOR MARY HOUSLEY UPDATE
6:01 PM**

Chavoustie introduced the agenda item.

Ian Engle, Mike Bertrum and Mary Housley gave a presentation to the Board in reference to accessibility of streets, sidewalks and businesses in Downtown Granby.

**RECREATION OPEN SPACE AND HOUSING UPDATE / CHAIRMAN TOM MARQUARDT
AND SUSIE BAIRD
6:25 PM**

Tom Marquardt updated the Board on this organization.

**DISCUSSION, REVIEW AND CONSIDERATION OF THE FOLLOWING: AGREEMENT
FOR SALE AND PURCHASE OF REAL ESTATE; NOS. 2-6 AGREEMENT FOR SALE
AND PURCHASE OF REAL ESTATE; NO. 7 AGREEMENT FOR SALE AND PURCHASE
OF REAL ESTATE; BOT RESOLUTION 2017-01-23, A RESOLUTION APPOINTING A
DIRECTOR TO THE GRANBY WEST METROPOLITAN DISTRICT NUMBERS 1-7 /
TOWN MANAGER AARON BLAIR & TOWN ATTORNEY SCOTT KROB
6:37 PM**

Chavoustie introduced the agenda item.

Krob said this is part of the Sun Transaction. As you may recall, there are seven metro districts that have been set up to use on the Shorefox property. As part of the Sun purchase, they are entitled to use one or more of those if they want. To use that, they have to have somebody that actually owns property within the districts to act as a director. This does three things. With regard to District No. 1 which is a quarter acre parcel of property and is really just the control district, they need to have a director appointed there so that they can modify the IGAs that are used to obligate all seven districts together. Then, as far as Districts 2-6, they are going to exclude all of the Sun property from those

districts so they will not be using Districts 2-6. Those will just remain on the shelf is the way that we characterized it before and then if another developer comes along that wants to use another part of the property and utilize a metro district, then those will be available for other developments. Then, District 7, we need to appoint the same person as a member of District 7 and that will be the Sun property. They can use it as a tool if they choose to build infrastructure and finance that infrastructure. Generally, metro districts are used if a person that is developing the property and then going to sell it to other individual buyers. It is far from certain that Sun, since they will be developing the property and then continuing to own it, they may not even choose to use metro district 7 but they wanted to get it into place in case they do use it. Right now the Town owns all the property. You need to convey an interest to a person that they have designated to own property in District No. 1 so he can be a director of that district as well as District No. 7 so he can be a director of that district. Then they will ask that the Town exclude their lands from Districts 2-6. The two purchase agreements are so that this Board will convey an interest to this person so he can act as a director and the agreement also provides that you can terminate the agreement at any time. If for some reason the Sun Development doesn't close, the Town can terminate the agreement and they can take the parcels back. The final step is to adopt a resolution actually appointing this person that will now have a right to own right in that district as a director and that is what the resolution that you have in front of you is for. He suggested a motion to approve the purchase agreements as presented because they all three do the same thing and then you act on the resolution separately.

Johnson asked who this Tom Carpenter is.

Krob said he didn't know if he was an employee or an officer of Sun. That is who they designated to own the property and act as their director.

Chavoustie said he thought he was the one that is in charge of the RV Resorts.

Ian Engle asked if there is anything in the plans for a certain percentage of these units to be accessible.

Krob said they are really not that far down the road yet. This is just raw land at this point. It will come back to the Board a couple of times as far as their site plans and actual development. That will be the time for the Board to look at what is the accessibility of the resort.

Chavoustie asked if there were any other questions or any public comment.

Mary Housley said she received a report from the Alpine Area Agency on Aging. It was a study that was done in 2017. It states in the study that they project in the state of Colorado, our senior population will rise from Age 65 years and up, 68% across the state. Then in the northwest region, 200%. When you consider housing, accessibility might be something a percentage of these homes are that.

Krob said the first recommended motion would be to move to approve the agreements for the sale and purchase of real estate as presented.

Johnson so moved. Mordini seconded. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7). **Yes:** Mayor Paul Chavoustie, Mayor Pro-Tem Deborah J.K. Shaw, Trustee Becky Johnson, Trustee Greg Mordini, Trustee Nick Raible, Trustee Paul Robertson, Trustee Robin Trainor.

Krob noted that in the Board's packet there is a letter from the special districts' attorney for Sun that lays out what he explained earlier. The second action by the Board would be to adopt Resolution 2018-01-23, a resolution appointing a director to the Granby West Metropolitan Districts No. 1-7.

Mordini moved to approve the resolution as presented. Shaw seconded. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7). **Yes:** Mayor Paul Chavoustie, Mayor Pro-Tem Deborah J.K. Shaw, Trustee Becky Johnson, Trustee Greg Mordini, Trustee Nick Raible, Trustee Paul Robertson, Trustee Robin Trainor.

Chavoustie the update on housing is we have several affordable housing projects going on and we are excited about a senior housing project as well. Sun Communities is planning to build between 300 and 350 affordable housing cabins, single family three bedroom, two bath cabins that will be very

easy to have accessible units. That will happen on the Shorefox property. We have a large apartment developer that is going in out on the 35 acres that the Town owns near the rodeo. They are proposing 90 units in the first phase. That will have a clubhouse and pool. They have accessible units built into that. That has an eventual build-out of 250 units. Both of those are affordable housing units and the one by the rodeo grounds has stipulations that it must be certain incoming levels and things like that. Then, we have a developer that will come in next month and propose a senior housing project which we have been working on for a while and we are excited to see what the final proposal is. Right here, behind the library, there is that big auto repair shop with all those cars and that lot is for sale and we want the senior housing to go there, but they will come and share what they would like the Town to do but that would give accessibility to the library, post office, restaurants, dollar store, and the park and everything is just right in walking district to everything. We are excited and that will be 48 units. These are proposed projects that aren't through the planning process, but assuming that they are good quality projects and they are reasonable requests that these are things that we see coming in the very near future.

APPROVAL OF AN IGA BETWEEN GRAND COUNTY AND THE TOWN OF GRANBY FOR THE UPCOMING 2018 ELECTION / TOWN CLERK DEB HESS

6:47 PM

Chavoustie introduced the agenda item.

Hess said this IGA is for supplies, for the County Clerk to do ballots for the Town's upcoming election and then to run the results of the election.

Trainor moved to approve as presented. Shaw seconded. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7). **Yes:** Mayor Paul Chavoustie, Mayor Pro-Tem Deborah J.K. Shaw, Trustee Becky Johnson, Trustee Greg Mordini, Trustee Nick Raible, Trustee Paul Robertson, Trustee Robin Trainor.

COTTAGE HOME PROGRAM DISCUSSION / TOWN MANAGER AARON BLAIR

6:49 PM

Blair gave a presentation on the above to the Board.

The Board members gave different suggestions and Blair said he will move forward with this program.

CONSENT AGENDA

7:06 PM

Chavoustie introduced the Consent Agenda which contained the following: **a. Accounts Payable for JANUARY 23, 2018 and b. Minutes from JANUARY 9, 2018.**

Johnson moved to approve the Consent Agenda as presented. Trainor seconded. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7). **Yes:** Mayor Paul Chavoustie, Mayor Pro-Tem Deborah J.K. Shaw, Trustee Becky Johnson, Trustee Greg Mordini, Trustee Nick Raible, Trustee Paul Robertson, Trustee Robin Trainor.

COMMITTEE & STAFF REPORTS

7:10 PM

Administrative / Chair Shaw / Trustees Trainor and Johnson

Shaw said Spurlin gave the Board the financial report.

Hess said there are five candidates for the four seats for the upcoming election.

Buildings, Parks and Streets / Chair Robertson / Trustees Trainor and Mordini

Robertson said he is doing OK, nothing else to report.

Economic Development / Chair Mordini / Trustees Raible and Johnson

- **Chamber Director's Update – move to a future agenda**

Mordini had nothing; Chamber Director's update will be presented at a future meeting.

Recreation / Chair Raible / Trustees Shaw and Robertson

Raible said the ski program was started and seems to be going well.

Public Safety / Chair Johnson / Trustees Mordini and Trustee Robertson

Johnson said the police have been very busy. Kraker updated the Board on the Winter Park Town

Manager situation.

Water / Chair Trainor / Trustees Shaw and Raible

Trainor said we have water and asked Aaron for a clarification on the fire department issue which he explained.

Town Manager's Report

Blair said most of his items are for executive session.

Mayoral Report and Update / Mayor Chavoustie

Chavoustie will be attending an upcoming conference. He said Aaron may benefit from some of these sessions also. He was at the County and they were talking about the trash in the towns, the county and the national forest and enforcing individual entities' codes. There was also talk about sharing a code enforcement person.

Town Attorney's Report and Update / Scott Krob

Krob had nothing.

BOARD TO GO INTO EXECUTIVE SESSION PURSUANT TO C.R.S. 24-6-402 (4) / CONTINUED DISCUSSION ABOUT A POSSIBLE AFFORDABLE HOUSING PROJECT ON TOWN-OWNED PROPERTY (35 ACRES); POSSIBLE TOWN OWNED PARKING LOT PROJECT; OGC PROPERTY PROJECT; SUN COMMUNITIES – SHOREFOX DISCUSSION ON THE FOLLOWING: RETAINABLE LAND DISCUSSION; 7TH AMENDMENT TO THE PURCHASE AGREEMENT, – BOARD COULD POSSIBLY MAKE DECISIONS ON THE ABOVE WHEN THEY COME OUT OF EXECUTIVE SESSION

7:36 PM

Krob said this will be pursuant to C.R.S. 24-6-402 (4)(b)(d).

Chavoustie said all Board Members, Town Attorney, Town Manager, Town Clerk, Town Finance Director and Police Chief can be involved in the executive session.

Trainor so moved. Shaw seconded. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7). **Yes:** Mayor Paul Chavoustie, Mayor Pro-Tem Deborah J.K. Shaw, Trustee Becky Johnson, Trustee Greg Mordini, Trustee Nick Raible, Trustee Paul Robertson, Trustee Robin Trainor.

BREAK

7:36 PM

INTO EXECUTIVE SESSION

7:45 PM

OUT OF EXEC SESSION

8:53 PM

Krob noted for the record that the Board just finished an executive session, the scope of the discussions were within the scope of the statute, he was present throughout so they are subject to the attorney/client privilege.


Hess informed the Board that former Town Manager Tom Hale passed away.

MEETING ADJOURNED

8:53 PM

Shaw moved to adjourn. Trainor seconded. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 7). **Yes:** Mayor Paul Chavoustie, Mayor Pro-Tem Deborah J.K. Shaw, Trustee Becky Johnson, Trustee Greg Mordini, Trustee Nick Raible, Trustee Paul Robertson, Trustee Robin Trainor.

ATTEST:


Deborah K. Hess, CMC
Town Clerk



BOARD OF TRUSTEES


Paul Chavoustie
Mayor