

**BOARD OF TRUSTEES
TOWN OF WESTCLIFFE
TUESDAY, SEPTEMBER 17, 2024
REGULAR MEETING**

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CALL TO ORDER

Mayor Wenke called the meeting to order at 5:30 P.M.

ROLL CALL

The following members were present: Mayor Wenke, Mr. Mowry, Mr. Dembosky, Mr. Nordyke, Mr. Jagow, Mr. Fulton, and Mr. Wilhelm.

PLEDGE OF ALLEGIANCE

Mayor Wenke led the Pledge of Allegiance.

OTHERS PRESENT

Travis Oshman, Kat Johnson, Jack & Connie Thompson, Jerry Peters, John & Charlene Potts, Becky Poisson, Robert Wolf, James Perry, Mark & Eva Middendorf, John & Pat Jeffress, Elizabeth & Ron Frobel, Joan Broadstone, Alice Henderson, Melissa Belkin, Bianca Trenker, Kit Shy, Karen & Barton Byrge, Sharon Ploeger (Zoom - interpreter), Stephanie Kryer (Zoom - interpreter), Twila Geroux (Zoom), Kathy Reis, Erin Christie, Melane Rella, & Caleb Patterson.

TREASURER’S REPORT

	REVENUE RECEIVED		BALANCE OF ACCOUNTS
General Fund Checking:	\$ 97,704.90	\$	182,418.19
CSafe-GF Core 11:	\$ 2,615.06	\$	571,490.04
CSafe-3% Tabor Reserve 13:	\$ 222.72	\$	48,648.26
CSafe-General Fund Reserve-14	\$ 1,834.88	\$	400,975.76
CSafe-Tennis Ct.-Core-16	\$ 96.10	\$	20,957.84
Tennis Court Checking:	\$ 40.62	\$	5,219.32
Municipal Court Checking:	\$ 0.00	\$	2,407.70
Conservation Trust Fund Checking:	\$ 0.49	\$	11,570.82
CSafe-CF Core 15	\$ 201.58	\$	44,008.90
Capital Fund Checking:	\$ 636,698.36	\$	185,434.36
CSafe-CF Core 12:	\$ 2,617.94	\$	572,118.88

EXPENDITURES

GENERAL FUND:	\$	107,563.77
MUNICIPAL COURT:	\$	0.00
TENNIS COURT:	\$	0.00
CONSERVATION TRUST FUND:	\$	0.00
CAPITAL FUND:	\$	1,370,740.40

APPROVAL OF CONSENT AGENDA

- a. Approval of minutes – August 20 Regular, August 27 Special, and September 4 Special Meetings
- b. Treasurer’s Report – This was pulled off the Consent Agenda because there was an error on the report.
- c. Approval of Bills

ACTION: Mr. Jagow moved, and Mr. Wilhelm seconded to approve the consent agenda. Motion carried.

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OLD BUSINESS

- a. **Consideration of a request to approve Resolution 7-2024 adopting the Master Plan recommended by the Planning Commission.**

Mr. Patterson reported that the Master Plan has been edited to address concerns over a possible trail system near Grape Creek.

ACTION: Mr. Fulton moved to deny approving Resolution 7-2024 adopting the Master Plan recommended by the Planning Commission. Motion died due to lack of a second motion.

Mayor Wenke wanted to table this item and send it back to the Planning Commission for a workshop.

NEW BUSINESS

- a. **Consideration of allowing organized events to be set up in Jess Price Park for the remainder of 2024.**

Ms. Reis reported that Gary Taylor from KLZR asked if they could set up in the Park, which led her to ask the Board whether they wanted to allow organized events and musicians to use the Pavilion for impromptu concerts (provided they obtain a permit to use the Park). Mayor Wenke expressed concern over the new grass not being ready for pedestrian traffic.

ACTION: Mr. Fulton moved, and Mr. Dembosky seconded to allow organized events to be set up in Jess Price Park for the remainder of 2024 with the condition that they stay off the grass. Motion carried.

- b. **PUBLIC HEARING:** For rezoning of BLK 12 & 13 of Shadow Ridge.

(Verbatim Transcript)

WENKE: Public hearing -- rezoning block 12 and 13 of Shadow Ridge, you'll need to announce that public hearing is open for public county -- that's a note to me. So let me just say that most of you have been here a number of times already, which is fine. If you have a spokesman that would move this meeting along, if you have no comment, that's fine too.

You have three minutes. And the fewer people who speak, I think you're going to be redundant. You have a lot of people hearing their opinion.

So, but that's up to all of you. You can come up front, state your name, address, and you have three minutes. Okay.

Then hearing none, public comment is over. Now, the person requesting this hearing is here now. He may speak.

Nope. Is he going to speak?

(Travis Oshman Speaking Through an Interpreter)

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NEW BUSINESS CONTINUED

OSHMAN: Yes, hi. This is Travis. This is regarding the rezoning.

I understand that the community has concerns regarding the height of the building and the preservation of the dark sky. And as well as the quality of the potential tenants. I understand that Westcliff has a master plan as well as a strategic plan.

I feel as though what our organization is doing fits into that picture of the master plan and the strategic plan because there is a housing shortage, which is a serious issue in the community. And I am trying to resolve that. And we want to be able to help in that area of the shortage of housing.

That's all I have at the moment. Thank you.

WENKE: Any comments from the Board? Any questions? Caleb?

TOWN MANAGER PATTERSON: If you guys look on your desk, he did reduce the number of techniques. He sent me this, today, actually, at 10. And instead of having them be in six units, up to eight units, there could just be four plexes at two stories. Currently right now, in the 10-2-2 zone district use schedule, three up to six family dwellings is S, which is permitted by special review.

WENKE: Would you say that again, please?

TOWN MANAGER PATTERSON: Currently, well, he put into, removed two units off each building. And instead of it being like six units or so, they'd both be four units at two stories.

And we have on 10-2-2 on the zone district use schedule, three up to six family dwellings under residential single family is permitted by special review. So just to let you know, with him reducing that, that does impact into another bracket with our ...

WENKE: I want to clarify something, too. In a residential area, which this is, duplexes are allowed, are they not?

TOWN MANAGER PATTERSON: Yes, sir.

WENKE: Okay. But everything else would have to be a special review.

TOWN MANAGER PATTERSON: That's correct.

WENKE: So, so Travis, you could do duplexes, two duplexes on those, duplex on each lot. So you could have two duplexes total. But that's (inaudible).

This has gone to the Planning Committee. And at the last Planning Committee meeting, they voted this down. And now it's come to the Board for, to approve or deny this request.

So if somebody would make a motion to approve or deny this application. We can then discuss it.

THE PUBLIC HEARING WAS CLOSED.

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NEW BUSINESS CONTINUED

- c. Consideration of denying the rezoning of BLK 12 & 13 of Shadow Ridge per the Planning Commission's recommendation.

ACTION: Mr. Jagow moved, and Mr. Fulton seconded to deny the rezoning of BLK 12 & 13 of Shadow Ridge per the Planning Commission's recommendation. Motion carried.

Mayor Wenke requested that the Clerk call the roll:

Mayor Wenke: Yes
Mr. Mowry: Yes
Mr. Jagow: Yes
Mr. Fulton: Yes
Mr. Nordyke: Yes
Mr. Wilhelm: Yes
Mr. Dembosky: Yes

- d. Consideration of a request to approve Ordinance 4-2024 to amend the Town fee schedule.

Mr. Patterson reported that providing fee waivers for deed-restricted housing units under 120% AMI (area median income) is one of the criteria for applying for the Department of Local Affairs Affordable Housing Grant. The Board discussed whether this would apply to Town-owned lots only, and/or to lots zoned for workforce housing.

Mayor Wenke wanted this to be tabled until after the October meeting.

ACTION: Mr. Mowry moved to table this agenda item. Motion died due to lack of a second.

ACTION: Mr. Fulton moved, and Mr. Dembosky seconded to approve Ordinance 4-2024 amending the Town fee schedule as presented, for all buildings. Motion failed.

One of the concerns was that the ordinance should only apply to Town-owned lots.

Mayor Wenke requested that the Clerk call the roll:

Mayor Wenke: No
Mr. Mowry: No
Mr. Jagow: No
Mr. Fulton: Yes
Mr. Nordyke: No
Mr. Wilhelm: No
Mr. Dembosky: Yes

After further discussion, a second motion was made as below.

ACTION: Mr. Wilhelm moved, and Mr. Mowry seconded to approve Ordinance 4-2024 amending the Town fee schedule for Town-owned lots only. Motion carried.

Mayor Wenke requested that the Clerk call the roll:

Mayor Wenke: Yes
Mr. Mowry: Yes

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NEW BUSINESS CONTINUED

Mr. Jagow: No
Mr. Fulton: No
Mr. Nordyke: Yes
Mr. Wilhelm: Yes
Mr. Dembosky: No

e. Presentation of 2025 Proposed Budget (No discussion, no decisions).

The budget binders were given to each Trustee.

f. Schedule a budget workshop.

A budget workshop was scheduled for September 24th, 2024, at 1:00 p.m.

g. Consideration of adding funds to the Powell project for pave patching.

Mr. Patterson reported that paved patching was removed as a line item from the original budget to allow for the project to go from Highway 69 all the way to 2nd Street. But without pave patching the gutters are formed on line of the road and the road can have bumps creating possible drainage problems. The overage to include the pave patching is \$13,500. Ms. Reis reported that there is money in the budget left over from the chip seal funds.

ACTION: Mr. Dembosky moved, and Mr. Wilhelm seconded to add funds up to \$15,000 to the Powell project for pave patching. Motion carried.

STAFF & COMMITTEE REPORTS

a. Report from Town Clerk

Ms. Reis reported that on the TAP Project Mike Langston donated Indian Sunset plants at the trail head near the new culvert, and he donated money to the project.

b. Report from Town Manager

Mr. Patterson reported that a date needs to be set for a meeting with the lodging business owners to work on changing the language in the lodging ordinance. There is an opportunity to apply for a grant through the Wet Mountain Valley Community Foundation to put musical instruments in the parks for kids to use.

TAP Phase II construction is almost done. The town's alleys will not be paved as planned. The millings were too large, so he will look for other possible ways to use them. The Powell Street project began on September 17th.

The Colorado Housing and Finance Authority approved technical assistance, and representatives will be at Town Hall on October 2nd to discuss it. CIRSA, the Town's insurance provider, will provide board training on liability and best practices for local officials on November 19th from 1:00 to 4:00.

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Mr. Jagow moved, and **Mr. Wilhelm** seconded to adjourn. Motion carried.

ADJOURN

Recorded by:
Erin Christie
Deputy Town Clerk