



RECORD OF PROCEEDINGS – MINUTES

WORK SESSION OF THE TOWN COUNCIL OF THE TOWN OF FRISCO FRISCO TOWN HALL, 1 MAIN STREET, FRISCO, COLORADO 80443 MARCH 25, 2025 AT 4:00PM

Call to Order:

Work Session called to order at 4:03PM by Mayor Pro Tem Held.

- **Agenda Item #1:** Frisco Backyard Fuels Reduction and Recreation Project Update with the United States Forest Service
 - **Non-Staff Presenters:** Sam Massman, Adam Bianchi, Kat Gray, and Dusty Calfee, United States Forest Service (USFS)
- **Agenda Item #2:** Description and Presentation of the 602 Galena Workforce Housing Project: Financing & Timeline
 - **Staff:** Tom Fisher, Town Manager, Thad Renaud, Town Attorney
 - **Non-Staff Presenters:** Lauren Avioli, Assistant Vice President, NHP Foundation, Neal Drobenare, Senior Vice President of Acquisitions, NHP Foundation
- **Agenda Item #3:** Open Meetings Law & Ethics for Elected Officials
 - **Staff:** Thad Renaud, Town Attorney

REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF FRISCO FRISCO TOWN HALL, 1 MAIN STREET, FRISCO, COLORADO 80443 MARCH 25, 2025 AT 7:00PM

Call to Order:

Meeting called to order at 7:01PM by Mayor Pro Tem Held.

Roll Call:

Roll called by Town Clerk Stacey Nell at 7:01PM.
Rick Ihnken – ABSENT – Mayor
Andy Held – PRESENT (IN-PERSON) – Mayor Pro Tem
Martin Allen – PRESENT (IN-PERSON)
Robyn Goldstein – PRESENT (IN-PERSON)
Dan Kibbie – PRESENT (IN-PERSON)
Zachary Ryan – PRESENT (IN-PERSON)
Elizabeth Skrzypczak-Adrian – PRESENT (IN-PERSON)

Public Comment:

Public Comment opened by Mayor Pro Tem Held at 7:01PM.

Public Comment is reserved for items not already on this meeting's agenda. If you plan to

comment on an item already appearing on the agenda, please wait until that item is announced and public comment is requested at that time. State your name and address for the record, be topic-specific, and limit comments to three minutes or less. No Council action is taken on Public Comments at Council meetings. Council takes public comments under advisement, and if a Council and/or Staff response is deemed necessary or appropriate, the individual making the comment will receive a formal response from the Town at a later date. It is recommended to sign-in at the Welcome Table at each meeting if providing in-person Public Comment, and include contact information for follow-up communication.

Full Name of Commenter	In-Person or Online	Address	Topic(s)
None			

Seeing no additional public comments in person or online, Mayor Pro Tem Held closed Public Comment at 7:07PM and moved into Council Comments.

Council Comments:

Councilmember Skrzypczak-Adrian reflected on her experience at the recent Rally for Public Education event at the State Capitol last Friday.

Councilmember Allen thanked staff for their work with supporting local non-profit organizations, such as through the purchase of a table at the upcoming Soup for the Soul event, and that he will be attending.

Staff Comments:

None.

Approval of Agenda:

No amendments.

Consent Agenda:

- Minutes from March 11, 2025 Meeting
- Warrant List
- Purchasing Cards
- Approval of Frisco Bay Marina Concessionaire Agreement with Frisco Rowing Club
- Approval of Frisco Bay Marina Concessionaire Agreement with Adventure Paddle Sports
- Approval of Frisco Bay Marina Concessionaire Agreement with Lake Dillon Water Taxi and Lake Tours
- Resolution 25-16: A RESOLUTION AUTHORIZING THE MAYOR AND TOWN CLERK TO EXECUTE AN INTERGOVERNMENTAL GRANT AGREEMENT WITH THE COLORADO ENERGY OFFICE FOR THE PUBLIC BUILDING ELECTRIFICATION GRANT
- Resolution 25-18: A RESOLUTION APPROVING A THIRD AMENDMENT TO THE AGREEMENT WITH SNO-ENGINEERING, INC., (DBA "SE GROUP") FOR PLANNING SERVICES FOR THE USFS PROPOSAL FOR RESOURCE MANAGEMENT AND NEPA REVIEW IN FRISCO'S BACKYARD

MOTION: COUNCILMEMBER ALLEN MOVED TO APPROVE THE CONSENT AGENDA, SECONDED BY COUNCILMEMBER SKRZYPCZAK-ADRIAN.

VOTE:

KIBBIE: YEA

GOLDSTEIN: YEA

ALLEN: YEA
HELD: YEA
IHNKEN: ABSENT
SKRZYPCZAK-ADRIAN: YEA
RYAN: YEA

MOTION: PASSED AT 7:06PM

Staff Updates:

None

New Business:

Mayor Pro Tem Held announced that Town Council is now acting as the Town of Frisco Local Licensing Authority (LLA) for Liquor Licenses.

Agenda Item #1: Liquor License Application Public Hearing; New Vision Hotels Two LLC DBA The White Peak Hotel by IHG; Adam Pietraszek; located at 1129 North Summit Boulevard, Frisco, CO 80443; Hotel & Restaurant (City)

Mayor Pro Tem Held read the item into the record and opened the Public Hearing at 7:07PM.

Town Clerk Stacey Nell presented the application and recommended approval of the application.

Mayor Pro Tem Held opened the floor for Public Comment. Three comments were submitted, two virtually and one in person.

Full Name of Commenter	In-Person or Online	Address	Topic(s)
Steve Gustafson	Online	Nearby Resident (Timberline Cove)	Against approval of liquor license application
Paul Delgrego	Online	Nearby Resident	Against approval of liquor license application
Donnie Swazek	In-Person	1129 Dillon Dam Road (at proposed location)	Supports approval of liquor license application

Mayor Pro Tem Held closed Public Comment, moved into Council Discussion at 7:28PM.

Councilmembers Kibbie and Skrzypczak-Adrian questioned the applicant regarding recent Code concerns surrounding their parking lot, including asphalt heating, abandoned vehicles, trash. Councilmember Kibbie questioned the Applicants' previous conduct with guests in the proposed location. Councilmember Skrzypczak-Adrian asked if he plans to address the neighbors' concerns that have been expressed during public comment. The Applicant disputed many of the concerns, but committed to being a "good neighbor" in the future. The Applicant was represented by Counsel, Mr. Vince Linden of Linden Law Group. Mr. Linden requested on the record that Councilmember Kibbie recuse himself from voting on this matter.

Mayor Pro Tem Held closed the Public Hearing at 7:54PM.

MOTION: COUNCILMEMBER ALLEN MOVED TO APPROVE THE APPLICATION, SECONDED BY COUNCILMEMBER SKRZYPCZAK-ADRIAN.

VOTE:

RYAN: YEA

KIBBIE: ABSTAIN
GOLDSTEIN: YEA
ALLEN: YEA
HELD: YEA
IHNNEN: ABSENT
SKRZYPCZAK-ADRIAN: YEA

MOTION: PASSED AT 8:00PM

Agenda Item #2: Liquor License Application Public Hearing; McCoys Watering Hole LLC DBA McCoy's Watering Hole; Lane Gregory; located at 310 East Main Street, Frisco, CO 80443, Tavern (City)

Mayor Pro Tem Held read the item into the record and opened the Public Hearing at 8:01PM.

Town Clerk Stacey Nell presented the application and recommended approval of the application.

Mayor Pro Tem Held opened the floor for Public Comment, seeing none, closed Public Comment, moved into Council Discussion at 8:04PM.

No Council discussion ensued.

Present this evening were Adam Stapen, of Dill Dill Carr Stonbraker & Hutchings, P.C. representing the Applicant. Applicant Lane Gregory was also present.

Mayor Pro Tem Held closed the Public Hearing at 8:08PM.

MOTION: COUNCILMEMBER ALLEN MOVED TO APPROVE THE APPLICATION, SECONDED BY COUNCILMEMBER SKRZYPCZAK-ADRIAN.

VOTE:

SKRZYPCZAK-ADRIAN: YEA
RYAN: YEA
KIBBIE: YEA
GOLDSTEIN: YEA
ALLEN: YEA
HELD: YEA
IHNNEN: ABSENT

MOTION: PASSED AT 8:09PM

Agenda Item #3: Liquor License Application Public Hearing; Wildflower BBQ LLC DBA Wildflower BBQ; Abel Beazley, Allison Beazley, located at 842 North Summit Boulevard, Frisco, CO 80443; Hotel & Restaurant (City)

Mayor Pro Tem Held read the item into the record and opened the Public Hearing at 8:10PM.

Town Clerk Stacey Nell presented the application and recommended approval of the application.

Mayor Pro Tem Held opened the floor for Public Comment, seeing none, closed Public Comment, moved into Council Discussion at 8:12PM.

Present this evening were Abel and Allison Beazley, Applicants. They stated their plans to add alcohol service to their existing restaurant.

No Council discussion ensued.

Mayor Pro Tem Held closed the Public Hearing at 8:13PM.

MOTION: COUNCILMEMBER ALLEN MOVED TO APPROVE THE APPLICATION, SECONDED BY COUNCILMEMBER SKRZYPCZAK-ADRIAN.

VOTE:

IHNKEN: ABSENT

SKRZYPCZAK-ADRIAN: YEA

RYAN: YEA

KIBBIE: YEA

GOLDSTEIN: YEA

ALLEN: YEA

HELD: YEA

MOTION: PASSED AT 8:15PM

Agenda Item #4: First Reading Ordinance 25-05: AN ORDINANCE APPROVING A SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE TOWN OF FRISCO, THE FRISCO COMMUNITY HOUSING DEVELOPMENT AUTHORITY, THE NHPF FOUNDATION, AND NHPF GALENA, LLC, AS AN AMENDMENT AND RESTATEMENT OF THE DEVELOPMENT AGREEMENT BETWEEN THE TOWN OF FRISCO AND THE NHP FOUNDATION, DATED AS OF MAY 23, 2023, AS RELATED TO THE AFFORDABLE HOUSING DEVELOPMENT TO BE CONSTRUCTED AT 602 GALENA STREET

Mayor Pro Tem Held read the item into the record and opened the Public Hearing at 8:16PM.

Town Attorney Thad Renaud and Counsel Jon Peterson of Winthrop & Weinsteine presented the historical context of this item, and offered options to Council regarding the dollar amounts involved in the Development Agreement. Presentations were short due to the Work Session item having already covered the complete history of this workforce housing development.

Mayor Pro Tem Held opened the floor for Public Comment, one person commented in person.

Full Name of Commenter	In-Person or Online	Address	Topic(s)
Mike Poole	In-Person	200 North Seventh Avenue	Expressed concerns over parking, unit pricing, snow management concerns, as a nearby resident.

Seeing no further Public Comment, Mayor Pro Tem Held moved back to Council discussion.

Council discussion ensued, and a decision was made on amending the documents to a specific dollar amount of "\$8.1 million gap". Direction was given to the Town Attorney in the motion.

Mayor Pro Tem Held closed the Public Hearing and requested a Motion.

MOTION: COUNCILMEMBER SKRZYPCZAK-ADRIAN MOVED TO ADOPT THE ORDINANCE ON FIRST READING, WITH AMENDMENTS. DIRECTION WAS GIVEN TO THE TOWN ATTORNEY TO BRING BACK AMENDED DOCUMENTS REFLECTING THE AMOUNT OF \$8.1 MILLION, SECONDED BY COUNCILMEMBER ALLEN.

VOTE:

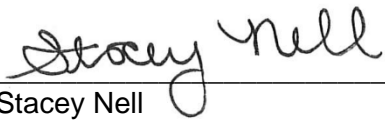
HELD: YEA
IHNNEN: ABSENT
SKRZYPCZAK-ADRIAN: YEA
RYAN: YEA
KIBBIE: YEA
GOLDSTEIN: YEA
ALLEN: YEA

MOTION: PASSED AT 8:47PM

Adjourn:

COUNCILMEMBER SKRZYPCZAK-ADRIAN MOVED TO ADJORN, SECONDED BY
COUNCILMEMBER RYAN, COUNCIL VOTED UNANIMOUSLY TO ADJORN AT 8:48PM.

Respectfully Submitted,



Stacey Nell
Town Clerk

