



## **RECORD OF PROCEEDINGS – MINUTES**

### **EXECUTIVE SESSION OF THE TOWN COUNCIL OF THE TOWN OF FRISCO FRISCO TOWN HALL, 1 MAIN STREET, FRISCO, COLORADO 80443 FEBRUARY 13, 2024 (CLOSED TO PUBLIC): 4:00PM – 5:30PM**

#### **Executive Session:**

MAYOR MORTENSEN MOVED TO ENTER AN EXECUTIVE SESSION PURSUANT TO C.R.S. SECTION 24-6-402(4)(a), CONCERNING THE POTENTIAL SALE OF CERTAIN REAL PROPERTY OWNED BY THE TOWN AND KNOWN AS 275 GRANITE STREET, AND SECTION 24-6-402(4)(e), TO DETERMINE POSITIONS RELATIVE TO MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, TO DEVELOP STRATEGY FOR NEGOTIATIONS AND TO INSTRUCT NEGOTIATORS CONCERNING A POTENTIAL DEVELOPMENT AGREEMENT FOR THE DEVELOPMENT OF AFFORDABLE HOUSING AT THE 275 GRANITE STREET PROPERTY, SECONDED, COUNCILMEMBER SKRZYPCZAK-ADRIAN.

#### **VOTE:**

IHNKEN: YEA  
SKRZYPCZAK-ADRIAN: YEA  
HELD: ABSENT (PRESENT AT 4:28PM)  
HOLENKO: YEA  
BURLEY: YEA  
AERENSON: YEA  
MORTENSEN: YEA

#### **MOTION: PASSED AT 4:01PM**

MAYOR MORTENSEN MOVED TO COME OUT OF EXECUTIVE SESSION, SECONDED, COUNCILMEMBER HOLENKO. ALL COUNCILMEMBERS AGREED BY A SHOW OF HANDS TO CONTINUE TO THE PUBLIC WORK SESSION PORTION OF THE AGENDA AT 5:33PM.

### **WORK SESSION OF THE TOWN COUNCIL OF THE TOWN OF FRISCO FRISCO TOWN HALL, 1 MAIN STREET, FRISCO, COLORADO 80443 FEBRUARY 13, 2024 5:00PM**

#### **Call to Order:**

Mayor Mortensen called the Work Session to order at 5:39PM.

#### **Attendance Notes:**

Hunter Mortensen – PRESENT (IN-PERSON) – Mayor  
Rick Ihnken – PRESENT (IN-PERSON) – Mayor Pro Tem  
Andrew Aerenson – PRESENT (VIRTUAL)  
Jessica Burley – PRESENT (IN-PERSON)  
Elizabeth Skrzypczak-Adrian – PRESENT (IN-PERSON)

Lisa Holenko – PRESENT (IN-PERSON)  
Andy Held – PRESENT (IN-PERSON)

- **Agenda Item #1:** Joint Work Session with Arts & Culture Council
  - Staff: Vanessa Agee, Communications Director
  - Arts & Culture Council:
    - Daymon Pascual
    - Megan Testin
    - Jamie Callahan
    - Todd Alstchuler
    - Alison Lindsey
    - Diane Harty Schlaefer
    - Melissa Sherberne (Absent)

**REGULAR MEETING OF  
THE TOWN COUNCIL OF THE TOWN OF FRISCO  
FRISCO TOWN HALL, 1 MAIN STREET, FRISCO, COLORADO 80443  
FEBRUARY 13, 2024 AT 7:00PM**

**Call to Order:**

Meeting called to order at 7:00PM by Mayor Hunter Mortensen.

**Roll Call:**

Roll called by Town Clerk Stacey Nell at 7:01PM.  
Hunter Mortensen – PRESENT (IN-PERSON) – Mayor  
Rick Ihnken – PRESENT (IN-PERSON) – Mayor Pro Tem  
Andrew Aerenon – PRESENT (IN-PERSON)  
Jessica Burley – PRESENT (IN-PERSON)  
Elizabeth Skrzypczak-Adrian – PRESENT (IN-PERSON)  
Lisa Holenko – PRESENT (IN-PERSON)  
Andy Held – PRESENT (VIRTUAL)

**Approval of Agenda:**

**Public Comment:**

Public Comment opened by Mayor Mortensen at 7:02PM.

*During Public Comment, people should state their names and addresses for the record, be topic-specific, and limit comments to no longer than three minutes.*

Seeing none, Mayor Mortensen closed Public Comment at 7:02PM.

**Consent Agenda:**

Minutes from January 23, 2024 Meeting

**MOTION:** MAYOR PRO TEM IHNKEN MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED, SECONDED COUNCILMEMBER HOLENKO.

**VOTE:**

AERENSON: YEA  
BURLEY: YEA  
MORTENSEN: YEA  
IHNKEN: YEA  
SKRZYPCZAK-ADRIAN: YEA  
HOLENKO: YEA

HELD: YEA

**MOTION: PASSED AT 7:03PM**

**Council Comments:**

Mayor Mortensen mentioned FIRC's presentation at the latest Mayors, Managers, & Commissioners meeting, and that they will be coming to a future Council Work Session to present.

Councilmember Holenko and Mayor Pro Tem Ihnken mentioned the weekend's events and complimented staff on their efforts. The events that were held were Spontaneous Combustion Community Bonfire, Mardi Gras 4 Paws, and the Gold Rush Nordic Races.

**Staff Updates:**

Town Manager Tom Fisher mentioned the I-70 Exit #203 project being announced by CDOT that it will be completed in 1 phase as well as a February 26 Open House for businesses 3PM-6PM, as well as the upcoming Lake Hill Open Houses hosted by the County on February 28 in Frisco.

**New Business:**

**Agenda Item #1:** Liquor License Application Public Hearing: Greater Missouri Builders Inc. DBA Hotel Frisco; located at 308 Main Street, Frisco, CO 80443; Tavern

Item introduced and Public Hearing opened by Mayor Mortensen at 7:06PM.

Town Clerk Stacey Nell introduced the application, providing the required information about the applicant and applicable laws and regulations. The staff recommendation was a motion for approval. Stacey swore in all parties testifying during the hearing on behalf of the applicant.

Town Attorney Thad Renaud asked the requisite questions of the applicant regarding the circulation of the Petition demonstrating the Town's Needs and Desires.

Applicant Jill Campbell, and General Manager Nancy Price, both spoke regarding the business' operations and application process.

Mayor Mortensen opened Public Comment for or against the application. Seeing none, Mayor Mortensen closed public comment and returned to Council discussion.

**MOTION: MAYOR PRO TEM IHNKEN MOVED TO APPROVE THE LIQUOR LICENSE APPLICATION AS PRESENTED, SECONDED, COUNCILMEMBER HOLENKO.**

**VOTE:**

AERENSON: YEA

BURLEY: YEA

MORTENSEN: YEA

IHNKEN: YEA

SKRZYPCZAK-ADRIAN: YEA

HOLENKO: YEA

HELD: YEA

**MOTION: PASSED AT 7:18PM.**

**Agenda Item #2:** Resolution 24-12: APPROVAL OF AMENDMENTS TO WATER CONSTRUCTION STANDARDS DATED FEBRUARY 13, 2024

Item introduced and Public Hearing opened by Mayor Mortensen at 7:18PM.

Public Works Director Jeff Goble presented the item, stating that the last time these were amended was 5 years ago, and offered to answer any questions.

Councilmember Skrzypczak-Adrian asked about excavation and timing for construction projects. Jeff responded that the standards in place create a safer environment for Town Water Department staff to perform inspections.

Mayor Mortensen opened Public Comment, seeing none, closed Public Comment and moved back to Council discussion.

**MOTION:** COUNCILMEMBER BURLEY MOVED TO APPROVE THE RESOLUTION AS PRESENTED, SECONDED, COUNCILMEMBER AERENSON.

**VOTE:**

HOLENKO: YEA

HELD: YEA

AERENSON: YEA

BURLEY: YEA

MORTENSEN: YEA

IHNKEN: YEA

SKRZYPCZAK-ADRIAN: YEA

**MOTION: PASSED AT 7:20PM.**

**Agenda Item #3:** First Reading Ordinance 24-04: AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2023 TOWN BUDGET

Mayor Mortensen introduced the item and opened the Public Hearing.

Finance Director Leslie Edwards presented the item and the proposed changes.

Mayor Pro Tem Ihnken asked about the "Backyard Grant" reimbursement. Leslie responded that there is \$125,000 budgeted coming from the Wildfire Council. Further discussion ensued.

Town Manager Tom Fisher commented with background information regarding the Marina Fund, complimenting staff for problem-solving collaboration.

Councilmember Aerenson asked about whether a transfer to the Marina Fund was a Grant, or if it needs to be paid back, Town Manager Tom Fisher answered that it is a Grant that does not need to be paid back.

Councilmember Burley asked if there will be operational cuts in 2024 to reflect the budgetary loss in Operational Budget from 2023.

Mayor Pro Tem Ihnken thanked staff for creating a multi-year plan to fix the Marina Fund and get it operating in the black.

Marina General Manager Logan Snyder spoke to the communication efforts being made to slip holders regarding operational changes.

Mayor Mortensen opened Public Comment, seeing none, closed Public Comment and moved back to Council discussion.

**MOTION:** COUNCILMEMBER BURLEY MOVED TO APPROVE THE ORDINANCE ON FIRST READING, SECONDED, COUNCILMEMBER SKRZYPCZAK-ADRIAN.

**VOTE:**

SKRZYPCZAK-ADRIAN: YEA  
HOLENKO: YEA  
HELD: YEA  
AERENSON: YEA  
BURLEY: YEA  
MORTENSEN: YEA  
IHNKEN: YEA

**MOTION: PASSED AT 7:43PM.**

**Agenda Item #4:** First Reading Ordinance 24-05: AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2024 TOWN BUDGET

Mayor Mortensen introduced the item and opened the Public Hearing.

Mayor Mortensen opened Public Comment, seeing none, closed Public Comment and moved back to Council discussion.

**MOTION:** COUNCILMEMBER BURLEY MOVED TO APPROVE THE ORDINANCE ON FIRST READING, SECONDED, COUNCILMEMBER HOLENKO.

**VOTE:**

IHNKEN: YEA  
SKRZYPCZAK-ADRIAN: YEA  
HOLENKO: YEA  
HELD: YEA  
AERENSON: YEA  
BURLEY: YEA  
MORTENSEN: YEA

**MOTION: PASSED AT 7:46PM.**

**Agenda Item #5:** First Reading Ordinance 24-06: APPROVING THE SECOND AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT WITH SUMMIT COUNTY FOR THE PROVISION OF WATER SERVICE AT THE COUNTY COMMONS

Mayor Mortensen introduced the item and opened the Public Hearing.

Town Attorney Thad Renaud introduced the item, presenting background information regarding the original and first amendment of the agreement. He explained that the County's need for water service for the new workforce housing development called "Nellie's Neighborhood" is causing this second amendment. This second amendment brings the agreement in agreement with code and the requirement for those being serviced to bring water rights to the Town, among other points such as the irrigation timeline for landscaping.

Council discussion ensued regarding the irrigation timeline details. Town Attorney Thad Renaud answered all questions as they arose.

Mayor Mortensen opened Public Comment, seeing none, closed Public Comment and moved back to Council discussion.

**MOTION:** COUNCILMEMBER BURLEY MOVED TO APPROVE THE ORDINANCE ON FIRST READING, SECONDED, COUNCILMEMBER AERENSON.

**VOTE:**

MORTENSEN: YEA

IHNKEN: YEA

SKRZYPCZAK-ADRIAN: YEA

HOLENKO: YEA

HELD: YEA

AERENSON: YEA

BURLEY: YEA

**MOTION: PASSED AT 7:57PM.**

**Agenda Item #6:** First Reading Ordinance 24-03: AN ORDINANCE AMENDING CHAPTER 180 OF THE CODE OF ORDINANCES OF THE TOWN OF FRISCO, CONCERNING THE UNIFIED DEVELOPMENT CODE, BY AMENDING SECTION 180-5.5.1, CONCERNING AFFORDABLE HOUSING

Mayor Mortensen introduced the item and opened the Public Hearing.

Community Development Director Katie Kent presented the item, providing a background on how these proposed changes came before Council, as well as an overview of the proposed changes.

Mayor Mortensen opened Public Comment, seeing none, closed Public Comment and moved back to Council discussion.

Mayor Mortensen thanked Katie for her efforts in providing the overview.

**MOTION:** COUNCILMEMBER BURLEY MOVED TO APPROVE THE ORDINANCE ON FIRST READING, SECONDED, COUNCILMEMBER SKRZYPCZAK-ADRIAN.

**VOTE:**

BURLEY: YEA

MORTENSEN: YEA

IHNKEN: YEA

SKRZYPCZAK-ADRIAN: YEA

HOLENKO: YEA

HELD: YEA

AERENSON: YEA

**MOTION: PASSED AT 8:08PM.**

**Old Business:**

**Agenda Item #7:** First Reading Ordinance 24-01: AN ORDINANCE REZONING FROM THE MIXED-USE (MU) ZONE DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) AT CERTAIN REAL PROPERTY LOCATED AT 101 WEST MAIN STREET AND LEGALLY DESCRIBED AS LOT B-1, WEST FRISCO 70 SUBDIVISION # 2

Mayor Mortensen introduced the item and opened the Public Hearing.

Planner Emily Weber introduced the item and provided background information, overviewing the proposed changes to the PUD.

Councilmembers commented on the following during Council discussion:

Parking:

- Reducing units in order to account for more parking reduces the public benefit of the project, whether or not Council would rather give up 9 parking spots on Main Street and have a higher unit number, versus reducing the number of units to account for an underground parking garage to provide that same parking for residents.
- Car sharing spots.
- Americans with Disabilities (ADA) parking spots, and how they are accounted for in the overall parking. capacity.
- Timed parking spot management for residents for on-street parking.

Community Benefit:

- River access being a community benefit.

Lauren Avioli with the National Housing Partners (NHP) and Megan Testin with Norris Design participated in the conversation.

Town Engineer Chris McGinnis participated in the conversation regarding timed parking and the currently adopted Parking Management Plan.

Mayor Mortensen opened Public Comment, seeing none, closed Public Comment and moved back to Council discussion.

**MOTION:** COUNCILMEMBER BURLEY MOVED TO APPROVE THE ORDINANCE ON FIRST READING WITH RECOMMENDATION FOR STAFF TO AMEND PARKING COMPONENT, SECONDED, COUNCILMEMBER HELD.

**VOTE:**

AERENSON: NO

BURLEY: YEA

MORTENSEN: YEA

IHNKEN: YEA

SKRZYPCZAK-ADRIAN: YEA

HOLENKO: YEA

HELD: YEA

**MOTION: PASSED AT 8:56PM.**

**Agenda Item #8:** Second Reading Ordinance 24-02: AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN REAL PROPERTIES OWNED BY THE TOWN AND LEGALLY DESCRIBED AS UNIT 4, GALENA PLACE CONDOMINIUMS, AND UNIT 7, LITTLE HORN CONDOMINIUMS, ALSO KNOWN AS 220 GALENA STREET, UNIT 4, AND 519 TELLER STREET, UNIT 7, RESPECTIVELY

Housing Programs Specialist James Gorham introduced the item for a second time and offered to answer any questions.

Councilmember Skrzypczak-Adrian asked about how these units are being communicated to the public, James answered with the website and all channels of communication available to Town staff. SCHA will also be communicating the listings.

Mayor Mortensen opened Public Comment, seeing none, closed Public Comment and moved back to Council discussion.

**MOTION:** MAYOR PRO TEM IHNKEN MOVED TO APPROVE THE ORDINANCE ON SECOND

READING, SECONDED, COUNCILMEMBER SKRZYPCZAK-ADRIAN.

**VOTE:**

HELD: YEA

AERENSON: YEA

BURLEY: YEA

MORTENSEN: YEA

IHNKEN: YEA

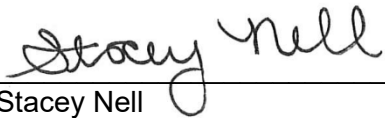
SKRZYPCZAK-ADRIAN: YEAS

HOLENKO: YEA

**MOTION: PASSED AT 9:00PM.**

MAYOR PRO TEM MOVED TO ADJORN, MAYOR AND TOWN COUNCIL UNANIMOUSLY  
AGREED TO ADJORN AT 9:01PM.

Respectfully Submitted,

  
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Stacey Nell

Town Clerk

