

**WOODLAND PARK CITY COUNCIL
REGULAR MEETING MINUTES
COUNCIL CHAMBERS, CITY HALL
JUNE 7, 2007 – 7:00 P.M.**

1. CALL TO ORDER AND ROLL CALL: Crane called the meeting to order at 7:00 P.M. Morse called the roll, with the following Council members being present: Mayor Gary Crane, Jon DeVaux, Terry Harrison, Phil Mella, and George Parkhurst.

2. PLEDGE OF ALLEGIANCE: Mayor Crane led the audience in the Pledge of Allegiance.

The following Staff Members were also in attendance:

City Clerk Cindy Morse	City Attorney Erin Smith
Finance Director Kellie Case	Police Chief Robert Larson
Utilities Director Jim Schultz	Public Works Director Bill Alspach
Planning Director Joe Napoleon	City Planner Sally Riley
Deputy City Clerk Janell Sciacca	

3. CEREMONIES, PRESENTATIONS & APPOINTMENTS:

A. Presentation of Young Citizen of the Quarter Award to Luke Myers: Crane read the award nomination into the record, and congratulated Luke and his father Howard. Luke thanked Council for this honor.

B. Presentation by Pikes Peak Range Riders regarding the 67th Annual Pikes Peak or Bust Rodeo: Kevin McGuire, representing the Pikes Peak Range Riders addressed Council and presented them with a 50-year history book of their organization. McGuire reported that the annual events begin with the Street Breakfast on June 20th, followed by the Range Ride through June 24th, and ending with the Pikes Peak or Bust Rodeo on July 11th through July 15th. He encouraged Woodland Park residents to attend. Council thanked McGuire for his presentation and gift.

4. ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA: None.

5. CONSENT CALENDAR:

A. Approve minutes of May 17, 2007 Regular Meeting. **(A)**

B. Approve application from Safeway Stores 46, Inc. for annual renewal of 3.2% Beer Retail Off Premises License for Safeway Store #4613 located at 1039 E. US Highway 24 to be effective July 3, 2007. **(QJ)**

C. Approve application from City of Woodland Park for annual renewal of Tavern Liquor License for the Ute Pass Cultural Center located at 210 E. Midland Avenue to be effective September 6, 2007. **(QJ)**

Crane read the Consent Calendar items into the record.

MOTION: To approve the Consent Calendar as presented. Mella/DeVaux.
Motion carried 5-0.

6. UNFINISHED BUSINESS: None.

7. ORDINANCES ON INITIAL POSTING: None.

8. PUBLIC HEARINGS:

A. Consider application from Greater Woodland Park Chamber of Commerce for Special Event Liquor Permits for Oktoberfest to be held at Kavanagh Field on September 22 and 23, 2007. **(QJ)**

Morse reviewed the staff report for Council and the viewing audience. The public hearing was held without comment.

MOTION: To approve the application from the Greater Woodland Park Chamber of Commerce for two Special Event Liquor Permits for Oktoberfest to be held at Kavanagh Field on September 22 and 23, 2007. Harrison/Mella. Motion carried 5-0.

9. NEW BUSINESS:

A. Consider application from Arden Weatherford for Conservation Easement for property located within the City limits. **(A)**

Morse reported that this request comes before Council from Arden Weatherford, and is similar to a request accepted by Council in 2003 from the owners of the Triple B Ranch located just outside the city limits. Morse noted that the parcel proposed for this Conservation Easement is inside the city limits located at 1191 Rampart Range Road. Arden Weatherford, 2201 Valley View Drive, reviewed the request and detailed his letter and the benefits of a Conservation Easement. He reported that he would preserve the single-family residence on the site. DeVaux noted that this parcel is home to a variety of wildlife, and voiced support for this concept. Parkhurst asked how the Conservation Easement would be created. Weatherford reported the residence would be surrounded by a building envelope, and noted the front portion of the parcel would be maintained as open space through the Conservation Easement. Schultz noted that the Methodist Church plans an expansion and is in need of an easement across this parcel for a sewer main. He reported that the Church received conceptual permission from the Quint's, and asked Weatherford if he would honor that permission. Weatherford reported that would not be a problem. Crane asked Riley if this parcel had ever been considered for more than one water tap in our Water Tap Management Plan and Vacant Lot Survey. Riley replied no. Crane noted that Councilmember Randolph wondered if a deed restriction on this parcel would provide the same protection as a Conservation Easement. Weatherford reported that there are probably a variety of methods that may be used to preserve this open space, but noted that the conservation Easement protects the property in perpetuity and is a method provided for by Colorado State law with applicable IRS rules and regulations. Following discussion, Council concurred with

the concept of a conservation easement on this property and asked that the staff work with Weatherford.

B. Consider Resolution 681 approving a General Fund Loan to the Woodland Park Downtown Development Authority. (A)

Case reviewed the Resolution and the Intergovernmental Agreement. She reported that this agreement loans \$1 million dollars from the City's General Fund to the Downtown Development Authority to complete design and engineering for the DDA Project known as Woodland Station. She reported that the DDA Board of Directors approved these documents at their meeting on Tuesday June 5, 2007. She reviewed Exhibit B, noting each of the items that will be funded by this short-term loan, and the amortization schedule in Exhibit D noting that no payments are anticipated now, with the objective being to roll this into the long-term financing for the project. She reported that the term of the IGA is for 12 months, with one extension. Mella inquired about the progress on obtaining long-term financing. Case reported that the discussion process has begun with Vectra Bank, and reported the staff is continuing to work with them. Mella inquired about the ultimate liability for payment of this long-term debt. Case reviewed the history of the DDA and the project, noting that the City issues the long-term debt on behalf of the Downtown Development Authority and would have a moral obligation to consider payment of the debt if the DDA Tax Increment cannot cover the debt. City Attorney Smith noted that a moral obligation is not a legal obligation and stated that the bondholders cannot sue the City. She noted that failure to pay could put the credit of the City in a place such that future bond issues could be somewhat difficult or perhaps in jeopardy. Mella asked that the risk be quantified. Case reported that Vectra Bank would not be interested in investing if the risk was too high. Mella asked if the City should hire a consultant to assist with this process. Case and Morse reported that both the City's Financial Advisor, Jim Manire, and the City's Bond Counsel, Kutak Rock are both involved with this process. DeVaux noted that the DDA's current bridge loan interest is being funded through existing TIF revenues. Case reported that is correct. Crane asked if this proposed loan interest could be funded with existing TIF revenues. Case reported it could. Following discussion:

MOTION: To approve Resolution 681. Parkhurst/Harrison. Motion carried 5-0.

10. PUBLIC COMMENT ON ITEMS NOT ON AGENDA: Darwin Naccarato, 410 Craig Court, addressed Council and distributed a letter concerning the Mountain Arts Council's distribution of Community Investment funding from the City. He asked for Council's consideration of their distribution proposal, and discussed the Theater Group that was not funded. He invited Council to come and enjoy some of the entertainment events that the MAC would be presenting this season. Council thanked Naccarato and took his requests under advisement.

11. REPORTS:

A. Mayor's Report: Crane reported he attended the Tax Information presentation at the Cultural Center recently and noted there would be another presentation on June 14th at

7PM at the Cultural Center. DeVaux reported that there also be a presentation at the Golf Course Clubhouse on June 18th at 8AM.

B. Council Reports: None.

C. City Attorney's Report: None.

D. City Manager's and Department Managers' Reports:

1. Announcement of Grand Opening for Meadow Wood Soccer Fields: Morse reported that the Grand Opening ceremony for the Soccer Fields at Meadow Wood Sports Complex would be at 11AM tomorrow, and invited all to attend.

2. Presentation regarding Colorado Walks, Woodland Park Downtown Mile: Riley reported that this organization approached the City to consider this project. She described the downtown mile project using a brief PowerPoint presentation, and noted she met with the Chamber's Board to explore signage, perhaps some brick pavers, and maybe some banners. Council thanked Riley for this presentation.

12. COMMENTS ON WRITTEN CORRESPONDENCE: None.

13. ADJOURNMENT: There being no further business, the meeting was adjourned at 08:15 P.M.

Recorded by:

Cindy Morse, MMC, City Clerk

APPROVED THIS _____ DAY OF _____, 2007.

Gary Crane, Mayor