

RECORD OF PROCEEDINGS

REGULAR MEETING
TOWN OF GRAND LAKE BOARD OF TRUSTEES
MONDAY, FEBRUARY 23, 2015 7:30 P.M.

CALL TO ORDER: The regular meeting of the Board of Trustees was called to order by Mayor Judy Burke at 7:30 p.m. at the Town Hall, 1026 Park Avenue.

ROLL CALL
PRESENT:

Mayor Burke; Trustees Baird, Gasner, Jenkins, Lanzi, Lewis, and Sabo; Town Manager White, Town Planner Biller and Town Code Administrator Rendon.

ABSENT: None.

ANNOUNCEMENTS: Mayor Burke announced that it would be appreciated if cell phones were turned off during the meeting.

Mayor Burke announced that the 4th Annual Catch & Release Ice Fishing Contest will be held March 7th & 8th on Grand Lake. \$40 entry fee, kids 14 & under are free. Prizes will be awarded in three categories, plus \$100 will be awarded to the 100th fish entered, in celebration of Rocky Mountain National Park's Centennial. For more details visit www.grandlakeicefishingcontest.com or call 970-798-8021.

Mayor Burke then announced that "Wholly Heats the Lake Ice Contest" as a fundraiser for the Grand Lake Area Chamber of Commerce featuring Wholly the Water Heater is underway. Tickets are \$5 each or 3 for \$10 for guesses of the date and time closest to when he goes through the ice on Grand Lake. Contact the Grand Lake Area Chamber of Commerce for more information at 970-627-3402.

CONFLICTS OF
INTEREST:

Mayor Burke stated that if there are any Trustees wishing to announce a conflict of interest with any items on this evening's agenda, they should do so at this time.

Trustee Sabo announced that he had a conflict with the Local Liquor Licensing issues as he holds an interest in the license for Grand Lake Lanes.

UNSCHEDULED
PUBLIC COMMENTS:

Mayor Burke announced that 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. She

RECORD OF PROCEEDINGS

then asked if there were any unscheduled public comments and noted that comments are limited to 3 minutes.

There were no unscheduled public comments.

SCHEDULED
PRESENTATIONS/
DELEGATIONS:

None.

CONSENT AGENDA:

Mayor Burke introduced the Consent Agenda which contained the following: Minutes from the November 24, 2014 Meeting and Minutes from the December 8, 2014 Meeting.

Trustee Jenkins moved to separate the minutes from the Consent Agenda and vote on them separately. Trustee Lewis seconded the motion and all Trustees voted aye.

Trustee Lewis moved to approve the minutes of the November 24, 2014 regular meeting as written, seconded by Trustee Gasner. All Trustees voted aye except Trustee Jenkins, who abstained.

Trustee Gasner moved to approve the minutes of the December 8, 2014 regular meeting as written, seconded by Trustee Jenkins. All Trustees voted aye except Trustees Gasner and Lewis, who abstained.

REPORTS: SALES TAX
CASH FLOW REPORT
FOR FEBRUARY 2015:

In the absence of Town Clerk Kolinske, Mayor Burke asked Town Planner Biller to present the sales tax cash flow report. Biller reported that the amount of revenue received in February 2015 for the month of December 2014 is \$57,826. This amount is 6.85% below what was received for February 2014.

4TH QUARTER SALES
TAX COLLECTION
BY VENDOR:

Town Planner Biller noted that Town Treasurer Ackerman has provided a report consisting of the Fourth Quarter Sales Tax Collection by Vendor for October – December 2010 - 2014.

REPORTS: FINANCIAL
REPORT FOR
JANUARY 2015:

Mayor Burke asked Financial Trustee Gasner to present the Financial Report for January 2015. Gasner reported that the General Fund expenditures through the end of January totaled \$95,488.67 or 2.9% of budget. He said the Water Fund expenditures for the same period totaled \$40,477.40 or 5.0% of budget, the Marina Fund expenditures totaled

\$8,296.03 or 2.9% of budget and the PAYT Fund expenditures totaled \$7,715.05 or 21.8% of budget.

At 7:37 p.m. Trustee Sabo excused himself and left the room.

LIQUOR LICENSING AUTHORITY: **CONSIDERATION OF RENEWAL OF THE RETAIL LIQUOR STORE LIQUOR LICENSE FOR JAKE'S SPIRITS, LLC, D/B/A GRAND LAKE WINE & SPIRITS** - Mayor Burke asked Town Planner Biller to present this matter to the Board. Biller reported that the fees have been paid; the renewal documents are in order and indicate no changes from the previous renewal. The business license and sales tax accounts are all current. He said that the building is serviced by a private well and not by the Town of Grand Lake Water Department. He noted that the Grand County Sheriff's Department found no adverse information which would affect the status of the license. He concluded by saying that Ken Jensen, President, was present.

Trustee Lewis moved to approve the renewal of the Retail Liquor Store Liquor License for Jake's Spirits, LLC, d/b/a Grand Lake Wine & Spirits. Trustee Gasner seconded the motion and all Trustees voted aye.

LIQUOR LICENSING AUTHORITY: **CONSIDERATION OF REGISTRATION OF A MANAGER FOR GRUMPY'S SALOON, INC., D/B/A GRUMPY'S SALOON** - Mayor Burke asked Town Planner Biller to present this matter to the Board. Biller reported that the appropriate form to change a manager was received, with the appropriate fees, from Dustin Barnes, President/Secretary of Grumpy's Saloon, Inc., d/b/a Grumpy's Saloon at 913 Grand Avenue. § 12-47-412 (6), C.R.S. states, "When a person ceases to be a registered manager for a tavern license, for whatever reason, the tavern licensee shall notify the licensing authorities within five days and shall designate a new registered manager within thirty days." The manager must be registered with both the state and the local licensing authority. The current registered manager is Dustin Barnes. Dustin is requesting to change the registered manager from himself to Patrick Barnes. Staff would recommend the Board make a motion to accept Patrick Barnes as the registered manager for Grumpy's Saloon. Biller noted that Dustin Barnes, President/Secretary, was present.

Trustee Jenkins moved to accept Patrick Barnes as the registered manager for Grumpy's Saloon, Inc., d/b/a Grumpy's Saloon. Trustee Lanzi seconded the motion and all Trustees voted aye.

LIQUOR LICENSING AUTHORITY: **CONSIDERATION OF REGISTRATION OF A MANAGER FOR GRUMPY'S SALOON, INC., D/B/A LARIAT SALOON** - Mayor Burke asked Town Planner Biller to present this matter to the Board. Biller reported that the appropriate form to change a manager was received, with the appropriate fees, from Dustin Barnes,

President/Secretary of Grumpy's Saloon, Inc., d/b/a Lariat Saloon at 1121 Grand Avenue. § 12-47-412 (6), C.R.S. states, "When a person ceases to be a registered manager for a tavern license, for whatever reason, the tavern licensee shall notify the licensing authorities within five days and shall designate a new registered manager within thirty days." The manager must be registered with both the state and the local licensing authority. The current registered manager is Scott Permann. To the best of my knowledge, Mr. Permann hasn't been with the Lariat since October, 2014. Dustin is requesting to change the registered manager from Scott Permann to himself. Staff would recommend the Board make a motion to accept Dustin Barnes as the registered manager for the Lariat Saloon.

Trustee Jenkins moved to accept Dustin Barnes as the registered manager for Grumpy's Saloon, Inc., d/b/a Lariat Saloon. Trustee Gasner seconded the motion and all Trustees voted aye.

LIQUOR LICENSING AUTHORITY: CONSIDERATION OF RENEWAL OF THE TAVERN LIQUOR LICENSE FOR GRUMPY'S SALOON, INC., D/B/A GRUMPY'S SALOON

Mayor Burke asked Town Planner Biller to present this matter to the Board. Biller reported that the fees have been paid and the renewal documents are in order. The business license, and sales tax accounts are current but the water account, which is paid by the owner of the building, is currently delinquent. He noted that the Grand County Sheriff's Department reviewed their files and found no adverse information that would affect the status of the license. Again, Biller noted that Dustin Barnes, President/Secretary, was present.

Trustee Jenkins moved to approve the renewal of the Tavern Liquor License for Grumpy's Saloon, Inc., d/b/a Grumpy's Saloon contingent upon the water account being brought current before the application is filed with the State. Trustee Lanzi seconded the motion and all Trustees voted aye.

At 7:49 p.m. Trustee Sabo resumed his seat.

OLD BUSINESS:

None.

NEW BUSINESS:

CONSIDERATION OF A REQUEST FOR A DONATION FROM GIRL SCOUT TROOP 561 – Representatives of Troop 561 were recognized from the audience and gave a presentation regarding their plan to take a trip to London in June of 2015. While there they will visit the Girl Scouts World Center and tour the City. Nine girls from Grand County will be going. They have to raise funds in order to make the trip and asked the Board if the Town of Grand Lake would be willing to make a donation.

Trustee Gasner explained that donation requests are usually considered by the Town in September of each year during budget planning. He then asked them if they have contacted the Grand Lake Fire Protection District to request a donation. He also suggested contacting the Independent Sports Club.

Following discussion, Trustee Gasner mentioned that the Town's budget is tight then moved to deny the request for a donation from Girl Scout Troop 561. Trustee Baird seconded the motion and all Trustees voted aye.

NEW BUSINESS:

CONSIDERATION TO AUTHORIZE THE MAYOR TO SIGN A PROCLAMATION ESTABLISHING THE WEEK OF MARCH 8-14, 2015 AS "GIRL SCOUT WEEK." – Mayor Burke asked Town Planner Biller to present this matter to the Board. Biller explained that Melissa Bushmann of Girl Scouts of Colorado has made the following request:

The Girl Scouts' Anniversary is March 12, 2015. To mark 103 years of leadership and service to others, Girl Scouts of Colorado invites you to celebrate with us during Girl Scout Week, which is March 8-14, 2015. The Girl Scout Promise "to help people at all times" is actualized everyday through an array of community service projects girls perform in councils across the country. During Girl Scout Week, we join in a Movement-wide celebration of service to others. Serving as a Girl Scout today reflects the same values founder Juliette Gordon Low intended 103 years ago: to serve God and country, to help people at all times, and to live by the Girl Scout Law. Much like the adult leaders they aim to become, many Girl Scouts serve their community in multiple capacities, like designing service projects in conjunction with their respective faith-based organization. Please join us in celebrating Girl Scout Week by proclaiming the week of March 8-14, 2015 to be "Girl Scout Week."

Mayor Burke read the proposed Proclamation into the record.

Trustee Lanzi then moved to authorize Mayor Burke to sign the proclamation establishing the week of March 8-14, 2015 as "Girl Scout Week." Trustee Lewis seconded the motion and all Trustees voted aye.

NEW BUSINESS:

PUBLIC HEARING – CONSIDERATION TO ADOPT RESOLUTION NO. XX-2015; A RESOLUTION ADOPTING A GRAND AVENUE STREETScape MASTERPLAN FOR THE TOWN OF GRAND LAKE - Mayor Burke opened the Public Hearing and asked Town Planner Biller to present this matter to the Board. Biller explained that the Town has received a Final Draft Grand Avenue Streetscape Masterplan from Munn Architecture for adoption by the Town. The Planning Commission has forwarded a favorable

recommendation for adoption. The Town contracted with Munn Architecture in June 2014 to complete a Grand Avenue Streetscape Masterplan. The consultant has provided the final draft of the deliverable as required by the contract with the Town.

The four points approach was discussed in both the 2006 Comprehensive Plan and the 2013 Downtown assessment which are:

1. Organization
2. Promotion
3. Economic Restructuring
4. Design

The Town 2006 Comprehensive Plan states:

Strategy 1: Seasonal Economic Stability – staying successful

Many residents and business owners have requested new ideas as how to create a more stable, year-round economy in Grand Lake.

2.5.1 [Existing Town Form] Historical Western Development Patterns

The first towns of the American settlement were generally platted in a gridiron pattern of wide streets... This “stock” template was extensively used in laying out towns across the West. ...this original pattern of gridded streets has proven successful over time...with generous sidewalks, practical and functional alleys, and locating buildings close to the right of way line creating an inviting street with a sense of enclosure.

3.4 Public Survey Findings

Affected property owners are not willing to tax themselves (in a Business Improvement District –BID) to extend streetlights and the boardwalk from Ellsworth to Highway 34.

4.2.2 Boardwalk Extension – West of Ellsworth

The Plan recommends extending a version of the boardwalk, landscape strip and lights, where feasible from Ellsworth to West Portal.

The Grand Streetscape plan does cite recommendations from the 2013 Downtown Assessment on page 14, in addition, the following key items were included in the assessment:

- *Residents love Grand Lake’s small and rustic feel. (page 6)*
- *There is a desire to draw more attention to historic preservation and heritage tourism. (page 6)*

The Grand Streetscape plan does cite recommendations from the 2014 Federal Lands Livability Initiative on page 15. Town staff has been minimally involved with the project from its conception. This project was administered by the previous Town Manager and delegated to the

consultant who conducted all public outreach on behalf of the Town. The majority of these ideas are from the 2013 Downtown Assessment and the 2014 Federal Lands Livability Initiative. The 2006 Comprehensive Plan does not specifically describe the concepts in the proposed Grand Avenue Streetscape Masterplan. Staff believes the plan drastically changes the downtown of Grand Lake. The Public Works Director has expressed his concerns to the Planning Commission regarding several concepts contained within the plan. Many details of plan implementation still need to be worked through. However, staff believes if the direction of the Board is to reconfigure the downtown, staff can and will facilitate moving the downtown streetscape in this direction. Considering this a community engagement project, staff does not have a recommendation for the Board.

The Board should conduct this portion of the meeting as follows:

1. Open the Public Hearing
2. Allow staff to present the matter, including the consultant
3. Open the meeting for public comment
4. Close the Public Hearing
5. Allow for Board discussion
6. Take action as appropriate

The Board has the following options:

1. Adopt the Resolution with or without conditions; or
2. Continue review of the plan; or
3. Not adopt the resolution, thus not adopting the plan.

Mayor Burke then asked for Public comment.

Scott Munn, Principal of Munn Architecture, 427 Trail Ridge Drive, Grand Lake, was recognized by the Chair. He began by thanking Town staff and the Board of Trustees for their contribution and direction. Throughout the design process, the Design Committee has been tireless in their devotion to the enhancement and betterment of the Town, and he thanked them for being present and showing their support for the plan. Last but not least, he thanked all of those who have given their input and opinions through the public outreach events and have helped to shape the direction and content of the masterplan. Munn noted that they have been working on the Streetscape Masterplan since June 2014 and the draft being presented is the culmination of ideas from many stakeholders. It's also full of recommendations from our professional prospective, as well as those of our partners, Terracina Design. It is a comprehensive effort to enhance the function and appearance of Grand Avenue. Through meetings with the town, public outreach meetings, case studies, and investigation of existing conditions, the design team was able to understand certain strengths, weaknesses, and opportunities that exist on Grand Avenue. Through this analysis, design solutions

were formulated and reviewed through meetings with the Town, Design Committee, and public outreach meetings. The purpose of the Masterplan is to provide a holistic and inclusive streetscape plan for Grand Avenue. The plan identifies existing problematic conditions on Grand Avenue and provides a variety of solutions for how they could be solved. Additionally, the streetscape masterplan suggests design measures that benefit function, safety, walkability, and appearance. Munn then gave a brief overview of the plan. He said that through investigations of existing conditions, they have come up with the following 5 Guiding Principles:

1. Protect and enhance the historic and rustic nature of the Town of Grand Lake.
2. Give identity and character to Grand Avenue.
3. Provide vehicles, pedestrians and bicyclists with safe, accessible and efficient routes through Town.
4. Promote economic vitality through enhanced boardwalk and sidewalk experiences.
5. Provide a masterplan that is realistic and feasible.

Through a Power-Point presentation, Munn presented and explained many of the images and details of the Masterplan. He said that through investigation of existing conditions and consultation of the 5 Guiding Principles, the design team identified the following four major interventions:

1. Define the blocks of the first four blocks of Grand Avenue, West Portal Road to Vine Street, with a driving lane, bike/snowmobile lane, greenway and sidewalk.
2. Enhance the corners from Vine Street to Hancock Street with curb extensions to gain pedestrian space and safety.
3. Create seasonal mid-block extensions to bring pedestrian space and activity to the street.
4. Create and clarify greenway regulations and development strategies to fully utilize the pedestrian space.

Munn concluded by saying that they believe that this plan does not deter from a classic western town but enhances where western towns are going to go. He said that according to what they have heard and have studied, this is what people are looking for.

Mayor Burke then asked for public comment.

Jim Cervenka, 236 Lakeview Drive, was the first to be recognized. As a member of the Design Committee, he said that the Committee has met a couple of dozen times in the last two years and he stated that this plan is a culmination of a large part of what they have been looking at; beginning with the Downtown Assessment and the 20 Ingredients then

the Federal Lands Livability Initiative held in the fall of 2014. Examples of what a lot of them were looking for were:

1. Creativity
2. Color
3. Excitement
4. Demonstration of individuality

He noted that the greenbelt area is roughly a 40 year old temporary method of trying to decide what should be placed in the space between the boardwalk and the road. After 40 years it should be time to finally allow business owners to put some interest into that space other than just gravel. He suggested planters, other than wood or cast iron, and benches; potentially covered during the summer months especially those on the south facing side of the street. He asked, "Can we make it more inviting, urge people to stay a little longer, spend a few more bucks and raise a few more sales tax dollars for the Town? Could we be allowed to extend the boardwalk into the greenbelt?" He said that the boardwalks are too narrow in the summer and he has seen people walking down the middle of Grand Avenue because the boardwalks are not adequate. The boardwalks are historic and should be kept but emphasized, they need to be made more attractive and easier for people to enjoy. He said, "Let's make this Town safer for pedestrians, bicyclists, snowmobilers, families, etc. Right now there is no boardwalk for the first four blocks coming from Triangle Park and people have to walk in the road. Is it really fair to someone pushing a baby stroller or a wheelchair? There most likely needs to be standard but more relaxed. Look at Golden and see what they have done with what started to be roughly an 8' wide walking surface and in many places they have added on to that with a different material and retained the elements of the historic walking surface. They have planters and benches; they've got vibrancy and individuality. It's time to change that temporary fix and implement some of the ideas."

Jim Kroepfl, 133 Alpine Circle, was then recognized from the audience. He began by commending the Board for taking the bold step to commission this plan. He said, "I think it's a good plan. The public has been involved since the beginning." He spoke briefly about becoming more bicycle friendly then concluded by urging the Board to approve the plan.

Steve Kudron, resides at 408 Park Avenue, operates businesses at both 625 Grand Avenue and 1034 Grand Avenue. He was then recognized from the audience saying that he is a stake holder. He attended the 2013 Community Engagement Meeting, the 2014 Federal Lands Livability Initiative but was not a part of the 2006 Master Plan. He said that this community has changed dramatically since the Master Plan was first implemented. He expressed the importance of considering some of the new things that have been put into the proposed plan. He said that when

the initial streetscape plan was put forth, there were a lot of ideas that many of the people of this community thought that Munn Architecture wasn't listening. He went through every page of the proposed plan and said that Munn Architecture and the Design Committee listened. There are things that may need tweaks and changes but the plan as presented is a plan that will allow for those changes to make it realistic for the Town to be able to plow, to be able to make sure that things are taken care of in the winter and that things are taken care of in the summer. He said that he is all for the implementation of the plan and urged the Board to vote favorably.

Jim Peterson, 1590 West Portal, was then recognized from the audience. He said that he was in on a lot of the old planning and while much thought was put into it, what worked yesterday may not work today. He said that he was impressed with a lot of the ideas that he read but would be interested in hearing some of the concerns of the Public Works Department especially with regard to the removal of snow in the winter. He too urged the Board to highly consider the plan and said that he was impressed with the thought that went in to it.

Having no other comments, Mayor Burke closed the Public Hearing and turned the matter over to the Board.

Trustee Gasner said that he is all for the plan.

Trustee Jenkins said she loves it.

Trustee Lewis said that the committees, citizens, Munn Architecture, and everyone that has worked on this has done a fabulous job, she really likes it and hopes the Town can afford to do it.

Trustee Gasner asked if Munn Architecture had any cost estimates.

Scott Munn responded by saying that cost estimates were placed toward the back of the plan. The estimated grand total is \$2,103,257.00 which includes engineering, design, etc. from Triangle Park to the intersection of Grand Avenue and Hancock Street.

During discussion, Public Works Director, Bernie McGinn, was recognized from the audience. In response to the removal of snow with the bump outs, Bernie said that it will be different for them but it can be done. Maintenance costs might be more but he couldn't say for sure. He said the design appears to be pedestrian friendly. He briefly discussed how the plan might affect the snowmobile traffic in and out of Town. In conclusion, he said that any and all details can be worked out.

Trustee Lanzi made the statement that this is a strategic plan and the details of it will be implemented and how it will be financed will be determined by the Board of Trustees at a future date. He then moved to adopt Resolution No. 6-2015; a Resolution Adopting a Grand Avenue Streetscape Masterplan for the Town of Grand Lake as presented. Trustee Gasner seconded the motion and all Trustees voted aye.

NEW BUSINESS:

CONSIDERATION TO ADOPT ORDINANCE NO. XX-2015; AN ORDINANCE AUTHORIZING THE LEASE OF REAL PROPERTY TO THE GRAND LAKE AREA HISTORICAL SOCIETY (GLAHS) BY THE TOWN OF GRAND LAKE AND ESTABLISHING THE TERMS THEREOF AND TO AUTHORIZE MAYOR BURKE TO SIGN THE LEASE AGREEMENT – Mayor Burke asked Town Planner Biller to present this matter to the Board. Biller explained that the Lease Agreement (Lease) with the GLAHS expired December 31, 2014. On December 8, 2014 the Board of Trustees, by motion, extended the lease for sixty (60) days. Staff reviewed the current Lease and made a few minor formatting and date changes. Per direction of the Board, staff has also increased the rent to cover an estimate of the Town's costs related to the modular structure. The bulk of the costs relate to labor and equipment to plow the snow in the small parking lot in front of the building that is outside of the Town right-of-way. Annual insurance was the next most significant cost. Other lesser additional costs are tied to labor and supplies for minor maintenance efforts via Public Works staff. Total annual costs are estimated to be \$1800. This has been split three ways, \$600 for each of the three current tenants. The new lease runs through December 31, 2015. The GLAHS has reviewed and executed the proposed lease, submitted a copy of insurance as well as a check in the amount of \$600.00. Jane Tollett, Director of GCWIN, has acted as the prime point of contact between the Town and the three tenants, arranging the utility payments, addressing maintenance issues, etc. Staff appreciates that Jane has taken on that role. The lease arrangement has been a good fit for the Town and the tenants (the Grand Lake Metropolitan Recreation District, Grand County Water Information Network, and the Grand Lake Area Historical Society). All of the tenants get along, we get a building that is put to use and we no longer have to pay the utilities. The Board should review the Lease Agreement and discuss the concept of leasing a portion of the modular building to the GLAHS, in combination with the separate Lease Agreements for the Grand County Water Information Network and the Grand Lake Metropolitan Recreation District. Staff recommends adoption of the Ordinance and execution of the Lease Agreement as presented. The Board should adopt or not adopt the Ordinance. If the Ordinance is adopted, Mayor Burke should be authorized to sign the Lease Agreement. Biller noted that Jim Cervenka was present representing the GLAHS.

Following brief discussion, Trustee Lewis moved to adopt Ordinance No. 2-2015, an Ordinance Authorizing the Lease of Real Property to the Grand Lake Area Historical Society by the Town of Grand Lake and Establishing the Terms Thereof, and to authorize Mayor Burke to sign the Lease Agreement. Trustee Jenkins seconded the motion and all Trustees voted aye.

NEW BUSINESS:

CONSIDERATION TO ADOPT ORDINANCE NO. XX-2015; AN ORDINANCE AUTHORIZING THE LEASE OF REAL PROPERTY TO THE GRAND COUNTY WATER INFORMATION NETWORK (GCWIN) BY THE TOWN OF GRAND LAKE AND ESTABLISHING THE TERMS THEREOF AND TO AUTHORIZE MAYOR BURKE TO SIGN THE LEASE AGREEMENT – Mayor Burke asked Town Planner Biller to present this matter to the Board. Biller explained that the Lease Agreement (Lease) with the GCWIN expired December 31, 2014. On December 8, 2014 the Board of Trustees, by motion, extended the lease for sixty (60) days. Staff reviewed the current Lease and made a few minor formatting and date changes. Per direction of the Board, staff has also increased the rent to cover an estimate of the Town's costs related to the modular structure. The bulk of the costs relate to labor and equipment to plow the snow in the small parking lot in front of the building that is outside of the Town right-of-way. Annual insurance was the next most significant cost. Other lesser additional costs are tied to labor and supplies for minor maintenance efforts via Public Works staff. Total annual costs are estimated to be \$1800. This has been split three ways, \$600 for each of the three current tenants. The new Lease runs through December 31, 2015. GCWIN is in agreement with the proposed lease and Ryan Lokteff, the new Executive Director, is in the process of obtaining signatures. Jane Tollett, Director of GCWIN, has acted as the prime point of contact between the Town and the three tenants, arranging the utility payments, addressing maintenance issues, etc. Staff appreciates that Jane has taken on that role. The lease arrangement has been a good fit for the Town and the tenants (the Grand Lake Metropolitan Recreation District, GCWIN, and the Grand Lake Area Historical Society). All of the tenants get along, we get a building that is put to use and we no longer have to pay the utilities. The Board should review the Lease Agreement and discuss the concept of leasing a portion of the modular building to GCWIN, in combination with the separate Lease Agreements for the Grand Lake Metropolitan Recreation District and the Grand Lake Area Historical Society. Staff recommends adoption of the Ordinance and execution of the Lease Agreement as presented. The Board should adopt or not adopt the Ordinance. If the Ordinance is adopted, Mayor Burke should be authorized to sign the Lease Agreement.

Trustee Lewis moved to adopt Ordinance No. 3-2015, an Ordinance Authorizing the Lease of Real Property to the Grand County Water Information Network by the Town of Grand Lake and Establishing the Terms Thereof, and to authorize Mayor Burke to sign the Lease Agreement after GCWIN has signed the lease and paid the rent. Trustee Gasner seconded the motion and all Trustees voted aye.

NEW BUSINESS:

CONSIDERATION TO ADOPT ORDINANCE NO. XX-2015; AN ORDINANCE AUTHORIZING THE LEASE OF REAL PROPERTY TO THE GRAND LAKE METROPOLITAN RECREATION DISTRICT (GLMRD) BY THE TOWN OF GRAND LAKE AND ESTABLISHING THE TERMS THEREOF AND TO AUTHORIZE MAYOR BURKE TO SIGN THE LEASE AGREEMENT - Mayor Burke asked Town Planner Biller to present this matter to the Board. Biller explained that the Lease Agreement (Lease) with the GLMRD expired December 31, 2014. On December 8, 2014 the Board of Trustees, by motion, extended the lease for sixty (60) days. Staff reviewed the current Lease and made a few minor formatting and date changes. Per direction of the Board, staff has also increased the rent to cover an estimate of the Town's costs related to the modular structure. The bulk of the costs relate to labor and equipment to plow the snow in the small parking lot in front of the building that is outside of the Town right-of-way. Annual insurance was the next most significant cost. Other lesser additional costs are tied to labor and supplies for minor maintenance efforts via Public Works staff. Total annual costs are estimated to be \$1800. This has been split three ways, \$600 for each of the three current tenants. The new Lease runs through December 31, 2015. GLMRD is in agreement with the proposed lease and Bruce Crutcher is in the process of obtaining a signature. Jane Tollett, Director of GCWIN, has acted as the prime point of contact between the Town and the three tenants, arranging the utility payments, addressing maintenance issues, etc. Staff appreciates that Jane has taken on that role. The lease arrangement has been a good fit for the Town and the tenants (the Grand Lake Metropolitan Recreation District, GCWIN, and the Grand Lake Area Historical Society). All of the tenants get along, we get a building that is put to use and we no longer have to pay the utilities. The Board should review the Lease Agreement and discuss the concept of leasing a portion of the modular building to GLMRD, in combination with the separate Lease Agreements for the GCWIN and the Grand Lake Area Historical Society. Staff recommends adoption of the Ordinance and execution of the Lease Agreement as presented. The Board should adopt or not adopt the Ordinance. If the Ordinance is adopted, Mayor Burke should be authorized to sign the Lease Agreement.

Trustee Lewis moved to adopt Ordinance No. 4-2015, an Ordinance Authorizing the Lease of Real Property to the Grand Lake Metropolitan

RECORD OF PROCEEDINGS

Recreation District by the Town of Grand Lake and Establishing the Terms Thereof, and to authorize Mayor Burke to sign the Lease Agreement after GLMRD has signed the lease and paid the rent. Trustee Gasner seconded the motion and all Trustees voted aye.

NEW BUSINESS:

CONSIDERATION TO MAKE A CONTRIBUTION TO THE AZAYLEE PARCELLS MEMORIAL FUND FROM THE TOWN OF GRAND LAKE – Mayor Burke asked Town Manager White to present this matter to the Board. The Board has an opportunity to consider a contribution to the Azaylee Parcels Memorial Fund which has been established at the Grand Mountain Bank. Grand County Deputy, Alycia Riggs, was recently killed in an auto accident leaving behind a three year old daughter. Staff believes that this is a good cause and suggests that the Town Trustees consider making a donation to the Memorial Fund from the Town of Grand Lake. The Board should discuss the recommendation and, if supportive, establish the amount of the contribution. Staff recommends that the Board authorize a contribution.

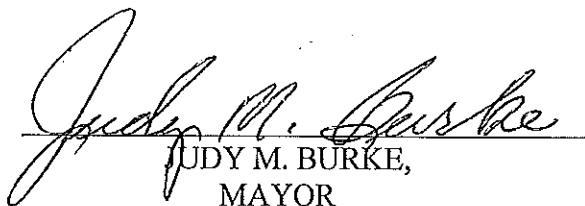
Trustee Gasner moved to make a contribution to the Azaylee Parcels Memorial Fund from the Town of Grand Lake in the amount of \$50.00. Trustee Lewis seconded the motion and all Trustees voted aye.

MAYOR'S REPORT AND COMMENT:

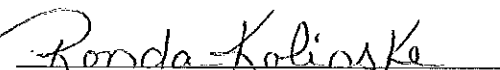
Mayor Burke noted that the Board had a good discussion during the afternoon workshop session. She said now that the Grand Avenue Streetscape Masterplan has been adopted it maybe take on a life of its own and hopefully some of those things will move forward. She concluded by saying, "I think we are moving in the right direction."

ADJOURNMENT:

Trustee Lewis moved to adjourn, seconded by Trustee Baird. All Trustees voted aye, and the meeting was adjourned at 8:55 p.m., February 23, 2015.


JUDY M. BURKE,
MAYOR

ATTEST:


RONDA KOLINSKE, CMC,
TOWN CLERK