

RECORD OF PROCEEDINGS

REGULAR MEETING
TOWN OF GRAND LAKE BOARD OF TRUSTEES
MONDAY, DECEMBER 12, 2016 7:30 P.M.

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

PLEDGE OF ALLEGIANCE: Mayor Peterson led everyone in reciting the Pledge of Allegiance.

ROLL CALL PRESENT: Mayor Peterson; Trustees Gasner, Jenkins, Kudron, and Sabo; Town Manager White, Town Clerk Nicholls, Town Planner Biller, Town Code Administrator ORourke, and Town Attorney Krob.

ABSENT: Mayor Peterson noted that Trustees Goodfellow and Lewis were absent from the workshop and evening meeting.

Trustee Sabo moved to excuse Trustees Goodfellow and Lewis from the workshop and evening meeting. Trustee Jenkins seconded and all Trustees voted aye.

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

Mayor Peterson announced that a sign-in sheet is located by the door and to please sign in before leaving.

Mayor Peterson announced the Board of Trustees' second December meeting is cancelled as is traditional during the holiday season. The next Board meeting will be January 9, 2017.

Mayor Peterson announced that the 27th annual Delicious Dishes will be held Tuesday, December 13th at the Daven Haven Lodge from 5 – 8 p.m.

Mayor Peterson announced that Ladies Night Holiday Shopping is on Thursday, December 15th at 5 p.m. Grand Lake shops will stay open late, and there will be sales, refreshments, and door prizes.

Mayor Peterson announced that the Secret Santa Shop by the Grand Angels will be held Friday, December 16th from 10 a.m. – 3 p.m. and Saturday, December 17th from 10 a.m. to 2 p.m. at the Grand Lake Community House. Free fire truck rides will begin at 11 a.m. on Saturday, December 17th.

RECORD OF PROCEEDINGS

Mayor Peterson then announced this year's free holiday movie hosted by Rocky Mountain Repertory Theatre is *It's a Wonderful Life*. Visits with Santa, refreshments and caroling start at 6 p.m on Friday, December 16th. The movie begins at 7 p.m.

CONFLICTS OF INTEREST:

Mayor Peterson 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.

There were no conflicts of interest.

UNSCHEDULED PUBLIC COMMENTS:

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

Jim Cervenka, 236 Lakeview Drive, was recognized by the Chair. Mr. Cervenka stated that he was speaking on behalf of the Grand Arts Council. He expressed their unhappiness with new fee structure for Town facilities. They have been putting on free summer concerts for years. The new \$25 charge for the gazebo is excessive and will require them to lose at least one concert to be within budget.

SCHEDULED PRESENTATIONS/ DELEGATIONS:

Mayor Peterson introduced Samantha Bruegger, Executive Director, Grand Lake Area Chamber of Commerce. Ms. Bruegger stated they have had a really great year. They were the recipients of two CTO Matching Grants for a total of \$50,000. She briefly outlined some of the marketing efforts, the status of Outstanding Grand Lake and stated that a new employee is starting in January. She concluded by stating that the Tree Lighting was a successful event and they have noticed that family events are growing.

CONSENT AGENDA:

Mayor Peterson introduced the Consent Agenda which contained the following: Minutes from the November 28, 2016 Meeting and Accounts Payable for November 2016.

Mayor Peterson requested the items be considered separately due to absences at the previous meeting.

Trustee Gasner moved to approve the November 28, 2016 Minutes as presented. Trustee Kudron seconded the motion and all Trustees voted aye, except Mayor Peterson and Trustee Jenkins who abstained.

Trustee Gasner moved to approve the November 2016 Accounts Payable as presented. Trustee Jenkins seconded the motion and all Trustees voted aye.

LIQUOR LICENSING AUTHORITY: NONE

OLD BUSINESS:

PUBLIC HEARING – CONTINUATION OF CONSIDERATION TO VACATE A PORTION OF ELLSWORTH STREET RIGHT-OF-WAY LOCATED ADJACENT TO LOTS 1-5 CAIRNS ADDITION TO GRAND LAKE; MORE COMMONLY REFERRED TO AS 846 LAKE AVENUE – Mayor Peterson asked Town Planner Biller to present this matter to the Board. Biller stated the Town has received a request to vacate a portion of the Ellsworth Street Right of way. The request is to vacate approximately 0.075 acres for some existing improvements located on Town property. The applicant is Kirsten and Francis Heckendorf. On August 22, the Board continued until more research could be done and another Public Hearing could be scheduled. He then provided a brief history of background information going back to 1955. He stated the Town received six written comments regarding the request. In general, three comments from surrounding property owners were in favor of granting the vacation. One comment was questioning the Town's policy of not vacating Town owned property and suggested the Town require the property owner to purchase the land. One comment was specifically opposed to the vacation. The last comment was from Xcel Energy stating their services would require easements. One additional comment was received after the comment deadline; it was in favor of the vacation. In staff's opinion, the Town made a decision not to vacate this portion of the right of way in 2011. The Town's reasoning behind not vacating this portion of the Ellsworth Street right of way were that the narrow width of right of way that would remain (estimated at less than 27'); and the Town uses that area for snow storage; and utilities located in that area. The Town Board did grant the Heckendorfs an easement with conditions for all the remaining improvements by Ordinance 5-2012. One of the conditions of the agreement was the Heckendorfs provide insurance for the existing encroachments and name the Town as additionally insured. The Town Attorney clarified for the applicant the easement for the existing cabin is perpetual. Generally, speaking unless the cabin is destroyed by fire it will be allowed to remain on town property. He concluded by stating Kirsten Heckendorf was present.

Mayor Peterson opened the Public Hearing.

Kirsten Heckendorf, 846 Lake Avenue, was recognized by the Chair. Ms. Heckendorf stated the Board has an option to vacate some of the property, all of it, or none of it. She stated that without the vacation the constant lease indemnification does not make sense for them.

Mayor Peterson opened the floor up for public comment. There was no public comment so he closed the Public Hearing.

Trustee Jenkins stated concern that vacating the property would set a precedent and stated she would like the Board to entertain the option of selling the property to the applicant.

Town Attorney Krob stated that to sell the property if it is being used for governmental purposes now or in the future it has to go for a vote of the people. If it is not being used for governmental purposes then it can be sold via ordinance. Additionally, the Board must ensure they do not sell it for less than fair market value.

Trustee Gasner stated that the Town has vacated other properties in the area in the past and the precedent has already been set.

Town Attorney Krob stated that the vacation statute states that vacated property goes to the nearest property owner. If the property in question were vacated, it would be split between the Heckendorf's and another owner.

Trustee Kudron stated that if the property were sold it would create property tax revenue for the Town. Additionally, he raised the idea of parceling out the land, with a piece only including the Heckendorf's guest house and still maintaining an area to store snow.

A discussion ensued regarding potential tax revenue and precedence set.

Trustee Kudron stated that there will be costs incurred if the Town does decide to sell and has to plat a lot. Trustee Gasner added that the cost of the Staff's and Town Attorney's time should be included. They asked Ms. Heckendorf if they would be willing to pay that cost.

Ms. Heckendorf stated they are willing to pay the costs.

Donna Ready, 1133 Grand Avenue, was recognized by the Chair. Ms. Ready stated that the property is not worth much and the expenses incurred are likely to exceed the worth of the property.

A discussion ensued regarding the value of the property and the benefits to Town and Applicant of selling the property verses providing a vacation.

Trustee Gasner moved to deny the variance request as presented. Trustee Jenkins seconded the motion and all Trustees voted aye.

The Board directed Staff to take the necessary steps to sell the property to the applicant.

NEW BUSINESS:

CONSIDERATION FOR THE TOWN OF GRAND LAKE TO RECOMMEND INDIVIDUAL(S) TO REPRESENT THE TOWN BY SERVING ON THE GRAND COUNTY'S OPEN LANDS ADVISORY BOARD – Mayor Peterson asked Town Manager White to present this matter to the Board. White stated the Grand County board of County Commissioners recently announced a process for selection to an Open Lands Advisory Board. Each municipality in the County can send one to several names to the County Commissioners for consideration. The County Commissioners will accept names until January 9, 2017 and make committee selections by February 6, 2017. Local Grand Lake resident, Cindy Southway, has expressed interest in being considered for this position and provided her qualifications in an e-mail to him on November 11, 2016. Staff asked the Board to consider her request and also consider the interest of others to represent Grand Lake in serving on the Grand County Open Lands Advisory Board.

Trustee Kudron moved to recommend Cindy Southway to be the Grand Lake representative to amendment 1A's advisory board. Trustee Gasner seconded the motion and all Trustees voted aye.

NEW BUSINESS:

CONSIDERATION TO ADOPT RESOLUTION 23-2016, A RESOLUTION ADOPTING A MOTOR VEHICLE RECORDS REVIEW POLICY – Mayor Peterson asked Town Clerk Nicholls to present this matter to the Board. Nicholls stated that on April 13, 2015 the Board of Trustees adopted Ordinance 5-2015, an ordinance adopting a policy for background checks of Town employees and contractors. A motor vehicle records (MVR) check is included in the background check for prospective employees, and current Town employees seeking promotion. Additionally, all Town employees who drive Town vehicles or are required to drive as an aspect of their position are subject to an annual MVR check. In May, 2016 the Town had its annual insurance audit by CIRSA. During the audit CIRSA reviewed the Town's current policies and one of the recommendations was to instate a MVR review policy to reduce potential liability. Town Staff believes that adoption of the Motor Vehicle Records Review Policy will create clear and concise

guidelines for records review by the Town Clerk and Town Manager, as well as reduce potential liability.

Trustee Gasner stated he felt this was a step in the right direction. He additionally requested that the Town eventually require CDL's for anyone using the large equipment.

Trustee Gasner moved to adopt Resolution 23-2016, a resolution to adopt a Motor Vehicle Records Review Policy. Trustee Jenkins seconded the motion and all Trustees voted aye.

NEW BUSINESS:

CONSIDERATION OF ORDINANCE 18-2016, AN ORDINANCE TO UPDATE AND REPLACE ANY PREVIOUS AGREEMENTS FOR MARKETING SERVICES AND VISITOR CENTER SERVICES BETWEEN THE TOWN OF GRAND LAKE AND GRAND LAKE AREA CHAMBER OF COMMERCE – Mayor Peterson asked Town Manager White to present this matter to the Board. White stated the revised versions of the proposed 2017 Marketing and Visitors' Center Services Agreements were provided to the Chamber of Commerce with limited revisions, namely changing the dates from 2016 to 2017. The Agreements have been reviewed by the Chamber and by the Town Attorney. The 2017 Marketing Services and Visitors' Center Services Agreements must be addressed to replace the 2016 Marketing and Visitors' Center Services Agreements. Historically, i.e., since the inception of these agreements, they have been reviewed at the end of the preceding year for consideration in the ensuing year. Only relatively minor changes were addressed, including: updating dates, elimination of redundancy, grammar, and formatting. He concluded by stating that a correction needs to be made regarding the Town liaisons, and that he would like the liability insurance numbers in the agreement to match the insurance document provided.

After a brief discussion regarding insurance requirements Trustee Kudron moved to adopt Ordinance 18-2016, an ordinance authorizing the Agreements for Marketing Services and Visitors Center Services between the Town of Grand Lake and Grand Lake Area Chamber of Commerce for fiscal year 2017 to reflect changes in their insurance and liaison policy with the Town. Trustee Gasner seconded the motion and all Trustees voted aye. *The agreements were approved via motion, no ordinance was drafted.*

NEW BUSINESS:

CONSIDERATION TO APPROVE THE 2017 LEASE AGREEMENT WITH THE GRAND LAKE AREA HISTORICAL SOCIETY – Mayor Peterson asked Town Manager White to present this matter to the Board. White stated that in May of 2016, the Grand Lake Area Historical Society requested to lease an additional portion of the modular units located on the site of the

Grand Lake Center. Since that time, GLAHS has been leasing two portions of the modular units, and GLAHS requests to continue its lease for the same two units in 2017. He concluded by suggesting they update the insurance numbers in the agreement reflect the actual insurance.

Trustee Sabo moved to approve the Lease Agreement between the Town of Grand Lake and the Grand Lake Area Historical Society, for the year 2017, reflecting the insurance agreement as suggested by Town Manager White. Trustee Gasner seconded the motion and all Trustees voted aye.

NEW BUSINESS:

CONSIDERATION TO APPROVE THE 2017 LEASE AGREEMENT WITH GRAND COUNTY WATER INFORMATION NETWORK – Mayor Peterson asked Town Manager White to present this matter to the Board. White stated that for several years now, the Grand County Water Information Network (GCWIN) has been leasing one portion of the modular units located on site of the Grand lake Center, and GCWIN requests to continue its lease for the same unit in 2017. He concluded by suggesting they update the insurance numbers in the agreement to reflect the actual insurance, and he also noted there were changes to the leadership.

Trustee Jenkins moved to approve the Lease Agreement between the Town of Grand Lake and the Grand County Water Information Network, from January 1, 2017, through December 31, 2017, which is commensurate with the current rate charged to other occupants. Trustee Gasner seconded the motion and all Trustees voted aye.

NEW BUSINESS:

CONSIDERATION TO APPROVE THE 2017 SHERIFF'S CONTRACT BETWEEN THE TOWN OF GRAND LAKE AND GRAND COUNTY SHERIFF'S Department – Mayor Peterson asked Town Manager White to present this matter to the Board. White stated that the purpose of this item is to verify revisions to the Sheriff's contract between Grand County and the Town of Grand Lake for law enforcement services. Prior to the February 2016 update, the previous contract had been in place since approximately 2000 or 2001 and was outdated. It was reviewed by the Grand County attorney and the Town of Grand Lake attorney in February of 2016 and revised and approved by both Boards. Section 3 and Section 4 were written to allow continued coverage based on acceptance from both the Board of County Commissioners and the Town Board each year, based on provision of costs of services and acceptance of those costs of services. Staff originally offered recommendations to Grand County Brett Schroetlin in December 2015. Several reviews by the Grand Lake Town attorney and the Grand County attorney resulted in a revised contract document that

both parties accepted. In the revised contract, the Town secured a replacement vehicle every two years rather than every four years. The contract cost remained the same in 2016, as it had for many years, with the understanding that an increase would be reflected in 2017. Attachment A reflects the revised costs for 2017. Annual costs increased from \$121,800 to \$133,980, the monthly payment of \$10,150 increasing to \$11,165. Both Boards have approved budgets for 2017 representing these amounts.

Trustee Gasner questioned if the change of location of their substation to the Grand Lake Center was reflected in the contract. White stated it was not, and should be added.

Trustee Sabo moved to approve the contract of 2017 between the Town of Grand Lake and Grand County Sheriff's Department reflecting the actual location where they hold their offices in the Town of Grand Lake. Trustee Gasner seconded the motion and all Trustees voted aye.

NEW BUSINESS:

CONSIDERATION OF TOWN HALL ROOF BIDS – Mayor Peterson asked Town Manager White to present this matter to the Board. White stated that for several years now, the issue of repairs to the Town Hall roof has been discussed during the annual budget cycle. This past budget cycle the Town Board of Trustees approved \$37,500 under Administration Capital, Line 454, Account Number 10-915-923 (Town Hall Capital Outlay) and an additional \$37,500 under Parks Capital Line 476, Account Number 10-952-974 for a total of \$75,000 for Town Hall roof repairs. The Town Manager, Town Treasurer, and Public Works Director opened bids on December 1, 2016 from Acevedo's Roofing, Granby, CO in the amount of \$42,500 with a three year warranty and another from The Roofing Company, Granby, CO in the amount of \$48,139 with a two year warranty, and also includes several ancillary options. One of those additions is for the flat roof section in the amount of \$29,306. The Roofing Company offers a 2.5% (\$1204) discount if the bid is signed and received by December 16, 2016. This would amend The Roofing Company's primary bid to \$46,935. The Roofing Company's bid for the flat roof section, with the discount, would cost \$28,573. Extra charges not included in each bid are specified. Full copies of the bids will be available at the meeting.

A lengthy discussion ensued regarding the project scope, where the roof is leaking, the warranties and extra fees on the bids, and the time frame of the project. The Board concluded more information is needed and directed Staff to contact the bidders to come to the next meeting to address questions regarding their bids.

Trustee Gasner moved to table the issue until the January 9, 2016 meeting. Trustee Sabo seconded the motion and all Trustees voted aye.

NEW BUSINESS:

CONSIDERATION TO GRANT VARIANCE TO MUNICIPAL CODE 12-2-18(A)10 REGULATIONS FOR COMMERCIAL DISTRICT LOCATED AT LOTS 9 THRU 13, BLOCK 35, TOWN OF GRAND LAKE; MORE COMMONLY REFERRED TO AS 347 W. PORTAL ROAD – Mayor Peterson opened the Public Hearing and asked Town Planner Biller to present this matter to the Board. Biller stated that the Town has received a Variance Request Application from A.J. Murphy which requires Board review. The Planning Commission has forwarded a favorable recommendation with conditions. The request is to allow a residential unit on the 1st floor within the first 50' of the commercial frontage. He then outlined information from the 2014 Federal Lands Livability Assessment, 2013 Downtown Assessment, 2006 Comprehensive Plan, and Town of Grand Lake Municipal Code. He then stated that the existing building is located almost entirely within the first 50' of the lot frontage. The Applicant is requesting to utilize a portion of the 1st floor for a one bedroom residence. Using the factors found in Municipal Code 12-2-27(B) for granting a variance staff has the following comments:

- a. The compatibility of the proposed action with the surrounding area - the surrounding area is composed of mostly developed single family residential zoned property to the north and mostly developed commercial property across W. Portal Road to the south.
- b. Whether the proposed action is in harmony with the character of the neighborhood - the neighborhood does not have a lot of mixed use of developed. The Gateway Inn located to the west is the closest mixed use development.
- c. The need for the proposed action - the current code promotes "second story residences." However, this building does not contain a second story.
- d. The effect of the proposed action upon future development in the area - anticipating future development is difficult; however, the current property is vacant.
- e. The shape, size, topography, slope, soils, vegetation, and other physical characteristics - the triangular shape of the lot does require a larger portion of the lot to be utilized by commercial space.
- f. Whether alternative designs are possible
Possible alternative designs include:
 - Requiring the proposed residential unit to be located in the back of the existing building for compliance with the Municipal Code.

- Requiring construction of an addition to the west portion of the existing building for compliance with the Municipal Code.
- Utilizing a different property that does not require the commercial frontage provision of the Municipal Code
- Utilize the existing building with the construction of a second story for compliance with the Municipal Code.

g. With due consideration for the Town's Comprehensive Plan.

The Comprehensive Plan recommended the vertical zoning regulations that are in the currently in the Municipal Code. Staff believes the Municipal Code and the master plans of the Town promote owner/occupied commercial property. However, it is not guaranteed that by allowing this variance the commercial portion of the property will be utilized for commercial purposes. He further stated that on December 7th, the Planning Commission forwarded a favorable recommendation with the condition that the residential unit may not be used as a nightly rental. Staff suggested the Board grant the variance request with the condition the residential unit may not be used as a nightly rental. He concluded by stating Andy Murphy was present.

Andy Murphy, 1224 Lake Avenue #3, was recognized by the Chair. Mr. Murphy provided his history as a resident and business owner. He stated that he wants to open Mountain Travelers, a luxury coach business catering to weddings, reunions and other events within the county. The proposed location for the business is the old Polaris building. He would like to convert the western portion to an office, reception area and small living area. He plans to lease to own the building. Currently he lives in a trailer in the summer and in the winter lives at Lemmon Lodge, and would like to become a permanent resident. The only concern the neighbors have expressed is that the property does not become a nightly rental, which he has no intentions of doing.

A lengthy discussion ensued regarding the nightly rental stipulation, how the variance runs, and the process to remove a variance in the future if needed.

Trustee Kudron moved to adopt Resolution 24-2016, a resolution granting a variance to Municipal Code Chapter 12, Article 2, Zoning Regulations for Commercial District located at Lots 9-13, Block 35, Town of Grand Lake; more commonly referred to as 347 W. Portal Road with the stipulation that the file include a favorable receipt from the current property owner and the variance is a covenant with the real property. Trustee Gasner seconded the motion and all Trustees voted aye.

NEW BUSINESS:

PUBLIC HEARING – CONSIDERATION OF AN AMENDED FINAL PLAT FOR LOTS 1-4, BLOCK 20, TOWN OF GRAND LAKE; MORE COMMONLY REFERRED TO AS 626 GRAND AVENUE

– Mayor Peterson asked Town Planner Biller to present this matter to the Board. Biller stated that the Town has received a Land Use Application from Rodney Johnson for a proposed amendment to four existing platted lots. The request is to amend the existing lot lines to create three tracts of land. The Planning Commission has forwarded a favorable recommendation which requires Board review. An off-premise sign exists on Lot 1 and was approved by the Board by Resolution 11-2010. The owner has granted permission for this sign. Staff caused publication of this Public Hearing in the Middle Park Times by ad #12497356 and sent certified letters to the surrounding 200ft property owners. The Town received zero written comments regarding the request. The Planning Commission forwarded a favorable recommendation with the conditions that utilities to the existing building and existing sign shall be on the plat and may require easements; any proposed easements shall be shown on the plat; an address map will need to be provided; and the name of the plat should read: *Amended Final Plat for Tract A, Tract B, & Tract C, Block 20, Town of Grand Lake Previously described as Lots 1, 2, 3, & 4, Block 20, Town of Grand Lake*. The Commission also forwarded a favorable recommendation that a variance to the mandatory boardwalk along Grand Avenue be granted for a driveway curb cut required for proposed Tract B only. The applicant has satisfied almost all of the Commission conditions and Staff has the following comments regarding the amended plat dated 12-1-16: the applicant should provide an address map per Municipal Code 12-9-2(E)5(b)1(i)2; the designation of a 35' curb cut on Tract B is removed and a note is added to the plat stating "A curb cut in the mandatory boardwalk area has been granted for Tract B and must comply with all other requirements of the Town of Grand Lake Municipal Code;" an access easement is required across Tract C for access to Tract A; the plat is updated to reflect the proper dedications for recording; and a joint meeting was not necessary as required by the Municipal Code. Considering a vehicular access easement is required across Tract A, Staff recommends the Board continue review until the Applicant can revise their application. He concluded by stating a representative of the Applicant was present.

Mayor Peterson opened the Public Hearing.

Donna Ready, 1133 Grand Avenue, was recognized by the Chair. Ms. Ready introduced Martha Boehner, who represents the 16 owners selling the property. She stated they want to take four lots and make them into three. The 4 lots are selling to 2 buyers, and she is representing the buyer of Tracts A and C. The buyer of the Tracts A and C is not planning on doing anything with the tracts right now

and sees no need to worry about access at this time. He has assured her that he would honor the boardwalk along Grand Avenue and Broadway. If he needs access later on he will address that at a later time, in the mean time he can gain access through his own tract, Tract C.

Mayor Peterson opened the floor up for Public Comment.

Jim Felix, 2302 Chandler Street in Fort Collins, was recognized by the Chair. Mr. Felix stated he is looking at purchasing Tract B. His hope is to turn the home into either a small tap house or pizzeria. The curb cut is needed to address the parking needed on the side of the structure.

Mayor Peterson closed the Public Hearing.

Town Attorney Krob questioned the current owners' consent on the replat. Biller stated that the plat presented all signatures are there, however there is a typo on the plat to which it will need to be re-signed.

A discussion ensued clarifying the current ownership, addressing, curb cuts, and utility access.

A question was raised as to why the replat is for three instead of two tracts. Ms. Ready clarified that the Applicant would like to have two different uses.

A lengthy discussion ensued regarding the replat land locking Tract A. Specifically, the ramifications to the current and future owners, as well as the onus of the Town and the Applicant's needs and plans currently.

Trustee Jenkins moved to approve the amendment to the final plat for Lots 1-4, Block 20, Town of Grand Lake; more commonly referred to as 626 Grand Avenue with the stipulation that a plat note be added to the plat that access to Tract A will require a variance and/or agreement for use across Tract C. Trustee Kudron seconded the motion and all Trustees voted aye except Trustee Gasner who voted nay.

MAYOR'S REPORT
AND COMMENT:

Mayor Peterson stated it has been a good year for the Town. He thanked the citizens, Town Staff and Board for all their hard work. There is a lot in the works for the Town over the next year and beyond. He concluded by wishing Town Planner Biller Happy Birthday.

RECORD OF PROCEEDINGS

ADJOURNMENT:

Trustee Kudron moved to adjourn, seconded by Trustee Gasner. All Trustees voted aye, and the meeting was adjourned at 9:20 p.m., December 12, 2016.



JAMES C. PETERSON,
MAYOR

ATTEST:



KATIE NICHOLLS,
TOWN CLERK