



**Town of Timnath
Regular Meeting Minutes**

May 26, 2015

IMMEDIATELY FOLLOWED THE LIQUOR BOARD MEETING AT 6:00 P.M.

**Meeting was held at Timnath Administration Building,
4800 Goodman Street, Timnath, Colorado**

1. CALL TO ORDER AND ROLL CALL:

Mayor Grossman-Belisle called to order the meeting of the Town Council on Tuesday, May 26, 2015, at 6:03 p.m.

Present:

- a. Mayor Jill Grossman-Belisle
- b. Councilmember Aaron Pearson
- c. Councilmember Paul Steinway
- d. Councilmember Bryan Voronin

Absent

- a. Councilmember Bill Neal

Also Present:

- a. April Getchius, Town Manager
- b. Neil Rutledge, Contracted Town Attorney
- c. Steve Humann, Contracted Town Engineer
- d. Matt Blakely, Contracted Town Planner
- e. Brian Williamson, Contracted Town Planner
- f. Kevin Koelbel, Contracted Town Planner
- g. Phil Goldstein, Planning Commission Chairperson
- h. Landon Hoover, Developer
- i. Gary Hoover, Developer
- j. Tom Brinkman, Developer
- k. Cory Kozisek, Timnath Resident
- l. Kevin Kohlberg, Timnath Resident
- m. Judy Bogaard, The Group
- n. Lisa Rosintoski, Timnath Resident
- o. Rich Roberts, Timnath Resident
- p. James Sherman, Timnath Resident

2. AMENDMENTS TO THE AGENDA:

- a. NONE

3. PUBLIC COMMENT ON NON-AGENDA ITEMS:



- a. Kevin Kohlberg, Timnath Resident, he asked about the oil and gas drilling effecting the vision of the Town and Mayor Grossman-Belisle stated that the drilling is located in the County and explained that there were several meetings and mailings addressing the oil and gas issues.

4. CONSENT AGENDA:

- a. Approval of the May 12, 2015, Town Council Meeting Minutes
- b. Approval of the Check Register

Councilmember Pearson moved to approve the consent agenda. Councilmember Voronin seconded the motion. The motion passed unanimously by voice vote.

5. REPORTS:

- a. Mayor/Council-
 - i. CML Conference
 - ii. ICSC Conference update
 - iii. Change the June 9th meeting to June 8th
 - iv. Letter to Governor Hickenlooper asking to veto the house bill regarding urban renewal authorities
 - v. Town BBQ/Movie night on June 19th
- b. Staff-Included in the packet

6. ORDER OF BUSINESS:

- a. **RESOLUTION NO. 26, SERIES 2015,**A Resolution Approving Wildwing Subdivision Sketch Plan

Staff Comments:

- Mr. Blakely spoke to Council about the proposed resolution.
- Landon Hoover spoke to Council about the changes included in the plan per the Council requests. Mr. Hoover also spoke about marketing the development and the economic viability of the previous plan.
- Landon and Gary Hoover explained lot prices due to the foreclosed property and economic viability needed to move forward.

Town Council Questions and Comments:

- Councilmember Pearson asked for clarification on a couple of lots and Mr. Hoover explained how the lots became a part of phase 2 instead of phase 1.
- Mayor Grossman-Belisle asked what the proposed green belt widths were in Block 13 and Gary Hoover explained the width, materials for walkway and access.
- Mayor Grossman-Belisle asked about the footprints of the 10 lots along the north of Phase 2 and Mr. Hoover explained that they could require a larger footprint to help transition from Phase 1 to Phase 2.
- Mayor Grossman-Belisle asked that some of the green belts be expanded and also asked that the 2 lots on the west side of Phase 2 become 1 lot.



- Mayor Grossman-Belisle asked if more landscaping be included between Phase 1 and Phase 2 along the west side.
- Councilmember Pearson agreed with the 2 lots becoming 1.
- Councilmember Voronin asked about the density without including Phase 1 and Mr. Blakely stated that the density was 1.4 to 1.45.
- Councilmember Steinway asked about the original number of homes compared to the proposed plan and Mayor Grossman-Belisle explained that there were 35 more homes proposed compared to the original plan. She further explained R-2 zoning and stated that the proposed plan was closer to what Council wanted with some additional changes as discussed.
- Councilmember Steinway asked if the zoning detailed had changed from the original plan to the proposed plan and Mayor Grossman-Belisle stated that the official zoning details had not changed and that higher density would be allowed by the zoning and comp plan.
- Mayor Grossman-Belisle asked the developer to require a minimum footprint on the 10 west lots and Mr. Hoover stated that they would agree to the request.
- Mr. Blakely spoke about the increase of officers anticipated.
- Mr. Humann spoke about road improvements and acknowledged the need.

Public Comments:

- Cory Kozisek, Timnath Resident, spoke to Council about the marketing materials received by the current residents. He also asked about adding police and fire personnel and stated that he did not understand the economics as presented. Mr. Kozisek listed the names and addresses of the residents who support the statements made.
- Judy Bogaard, Group Realty, spoke about her experience as realtor working with developments and the seeing the changes needed in several developments. She spoke about the development increasing the open space and that open space being an important selling point.
- Lisa Rosintoski, Timnath Resident, spoke to Council about her concerns with what she bought into, the change in pool location and asked for a pause for the developer to work with the current residents.
- James Sherman, Timnath Resident, spoke to Council about the previous marketing and promised made.
- Kevin Kohlberg, Timnath Resident, spoke to Council about promises made and people wanting more of what is currently in place. He also spoke about the view from Latham Parkway not being inviting. Mr. Kohlberg stated that more changes needed to be made to the plan because the density is too high.

Councilmember Person moved to approve RESOLUTION NO. 26, SERIES 2015, A Resolution Approving Wildwing Subdivision Sketch Plan with the discussed conditions.

Councilmember Steinway seconded the motion. The motion passed unanimously by voice vote.



b. RESOLUTION NO. 33, SERIES 2015, A Resolution Appointing Planning Commissioner Don Ridsen

Staff Comments:

- Mr. Blakely spoke to Council about the proposed resolution.

Councilmember Pearson moved to approve RESOLUTION NO. 33, SERIES 2015, A Resolution Appointing Planning Commissioner Don Ridsen. Councilmember Voronin seconded the motion. The motion passed unanimously by voice vote.

c. ORDINANCE NO. 6, 2015, SECOND READING, PUBLIC HEARING, An Ordinance Amending the Official Zoning Map of the Town of Timnath for the Purpose of Zoning Certain Real Property to be Known as the Timnath Landing Subdivision (North of and Adjacent to Harmony Road and East of and Adjacent to CR-5/Main Street)

Staff Comments:

- Mr. Blakely spoke to Council about the proposed ordinance.
- Mr. Brinkman spoke to Council about the proposed development.

Mayor Grossman-Belisle opened the public hearing at 7:30 p.m.

Public Comments:

- NONE

Mayor Grossman-Belisle closed the public hearing at 7:30 p.m.

Councilmember Voronin moved to approve ORDINANCE NO. 6, 2015, An Ordinance Amending the Official Zoning Map of the Town of Timnath for the Purpose of Zoning Certain Real Property to be Known as the Timnath Landing Subdivision (North of and Adjacent to Harmony Road and East of and Adjacent to CR-5/Main Street) with conditions. Councilmember Pearson seconded the motion. The motion passed unanimously by voice vote.

d. RESOLUTION NO. 34, SERIES 2015, A Resolution Approving Amendments to a Timnath Town Policy Regarding Timnath Reservoir

Staff Comments:

- Ms. Getchius spoke to Council about the proposed resolution.

Town Council Questions and Comments:

- Mayor Grossman-Belisle asked that permitted users be listed at time of application.

Councilmember Steinway moved to approve RESOLUTION NO. 34, SERIES 2015, A Resolution Approving Amendments to a Timnath Town Policy Regarding Timnath Reservoir with the suggested amendment. Councilmember Pearson seconded the motion. The motion passed unanimously by voice vote.



- e. **EXECUTIVE SESSION:** “For the purposes of discussion concerning the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interests under Section §24-6-402(a), C.R.S.; discussion concerning personnel matters under §24-6-402(4)(f), C.R.S.; discussion regarding positions relative to matters that may be subject to negotiations and development of a strategy for negotiations under §24-6-402(4)(e), C.R.S.; and conferences with the Town’s attorney for purposes of receiving legal advice on specific legal questions under §24-6-402(4)(b), C.R.S.”

Councilmember Steinway moved to enter into EXECUTIVE SESSION: : “For the purposes of discussion concerning the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interests under Section §24-6-402(a), C.R.S.; discussion concerning personnel matters under §24-6-402(4)(f), C.R.S.; discussion regarding positions relative to matters that may be subject to negotiations and development of a strategy for negotiations under §24-6-402(4)(e), C.R.S.; and conferences with the Town’s attorney for purposes of receiving legal advice on specific legal questions under §24-6-402(4)(b), C.R.S.” **Councilmember Pearson seconded the motion. The motion passed unanimously by voice vote.**

**Council went into executive session at 7:35 pm.
The regular meeting reconvened at 7:48 pm.**

7. ADJOURNMENT:

Mayor Grossman-Belisle adjourned the meeting 7:48 p.m.

Town Council approved the May 26, 2015, Town Council Meeting Minutes on June 8, 2015.

TOWN OF TIMNATH

Jill Grossman-Belisle, Mayor

ATTEST:

Milissa Peters, CMC
Town Clerk

