

**RECORD OF PROCEEDINGS  
MINUTES OF THE REGULAR MEETING  
OF THE TOWN COUNCIL OF THE TOWN OF FRISCO  
JANUARY 23, 2018**

Mayor Wilkinson called the meeting to order at 7:00 p.m. Town Clerk Deborah Wohlmuth called the roll.

**Present:**                    Kim Cancelosi  
                                      Rick Ihnken  
                                      Dan Kibbie  
                                      Hunter Mortensen  
                                      Deborah Shaner  
                                      Gary Wilkinson

**Absent:**                     Jessica Burley

**Public Comment:**

There was no public comment.

**Council Comment:**

Mayor Wilkinson thanked the Police Department for their efforts at the intersection of Summit Boulevard and Main Street on Spontaneous Combustion.

**Presentation:**

Mayor Wilkinson awarded \$121,220 in cash and \$28,327 in in-kind donations to 40 organizations for the 2018 budget cycle.

**Consent Agenda:**

Minutes January 9, 2018 Meeting  
Winter Maintenance of Rec Path License Agreement  
Purchasing Cards  
Warrant List

**MOTION: COUNCIL MEMBER MORTENSEN MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED. SECOND, COUNCIL MEMBER CANCELOSI. VOTE:**

<b>BURLEY</b>	<b>ABSENT</b>	<b>IHNKEN</b>	<b>YEA</b>
<b>CANCELOSI</b>	<b>YEA</b>	<b>KIBBIE</b>	<b>YEA</b>
<b>MORTENSEN</b>	<b>YEA</b>	<b>SHANER</b>	<b>YEA</b>
<b>WILKINSON</b>	<b>YEA</b>	<b>MOTION CARRIED.</b>	

**Old Business:**

Agenda Item #1: Second Reading, Ordinance 18-01, an Ordinance Authorizing an Amendment to the Agreement Concerning the Sale of Certain Real Property Owned by the Town and Legally Described as Lots 3 and 4, Block 11, Frisco Townsite, Also Known as 518 Main Street and as the "Staley House" Property STAFF: BILL GIBSON 1) MAYOR OPENS PUBLIC HEARING 2) STAFF REPORT 3)

PUBLIC COMMENTS 4) MAYOR CLOSSES PUBLIC HEARING 5) COUNCIL DISCUSSION 6) MOTION MADE 7) MOTION SECONDED 8) DISCUSSION ON MOTION 9) QUESTION CALLED

Agenda Item #2: Second Reading, Ordinance 18-02, an Ordinance Rezoning to the Historic Overlay (HO) District, While Maintaining the Underlying Central Core (CC) District Zoning, Certain Real Property Located at 510, 512. And 518 East Main Street and 107 South 6<sup>th</sup> Avenue and Legally Described as Lots 1-12, Block 11, Frisco Townsite STAFF: BILL GIBSON 1) MAYOR OPENS PUBLIC HEARING 2) STAFF REPORT 3) PUBLIC COMMENTS 4) MAYOR CLOSSES PUBLIC HEARING 5) COUNCIL DISCUSSION 6) MOTION MADE 7) MOTION SECONDED 8) DISCUSSION ON MOTION 9) QUESTION CALLED

Mayor Wilkinson opened Agenda Items #1 and #2 at the same time so as to allow concurrent discussion. Community Development Director Joyce Allgaier stated that Ordinance 18-02 rezones the property located at 502, 510, 512, and 518 East Main Street/Lots 1-12, Block 11, Frisco Townsite to the Historic Overlay (HO) District. Ms. Allgaier provided background information concerning qualification and the process leading to Historic Overlay zoning. Community Development Deputy Director Bill Gibson stated that the applicant, Kelly Foote, is proposing the rezoning of the subject property in conjunction with the construction of a mixed-use development project named "Foote's Rest Block 11". Additionally Mr. Gibson stated that Ordinance 18-01 amends the agreement concerning the applicant's purchase of the Staley Rouse House located at 518 East Main Street from the Town of Frisco. The applicant is requesting: clarification that preservation of the Foote's Rest private residence and Sweet Shop building does not include preservation of the existing attached garage; that cabins 1 and 2 shall be preserved at a location that is either adjacent to the western boundary of the site or near their respective locations; changing the date by which the applicant must submit a building permit application for the proposed redevelopment of the site from 360 days after the date of the agreement to June 15, 2018; and clarification that hotels rooms include hotel suites. The applicant Kelly Foote and his team presented an update in response to the comments at the last council meeting concerning site flow and noise concerns. Council discussed snow storage, parking, size, fit, process, and noise ordinances. Two Frisco residents and one Frisco business owner commented on parking requirements, how parking is considered for the bowling alley and employee housing units, chain businesses locating on Main Street, process, size, if the Town was going to close public parking for private enterprise, and consistent interpretation of the code. Mayor Wilkinson opened the public hearing at 7:21 p.m. There being no public comment, Mayor Wilkinson closed the public hearing at 8:15 p.m.

**MOTION: COUNCIL MEMBER MORTENSEN MOVED TO APPROVE ON SECOND READING ORDINANCE 18-01, AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE AGREEMENT CONCERNING THE SALE OF CERTAIN REAL PROPERTY OWNED BY THE TOWN AND LEGALLY DESCRIBED AS LOTS 3 AND 4, BLOCK 11, FRISCO TOWNSITE, ALSO KNOWN AS 518 MAIN STREET AND AS THE "STALEY HOUSE" PROPERTY. SECOND, COUNCIL MEMBER SHANER. VOTE:**

BURLEY	ABSENT	IHNKEN	YEA
CANCELOSI	NO	KIBBIE	NO
MORTENSEN	YEA	SHANER	YEA
WILKINSON	YEA	MOTION CARRIED.	

**MOTION: COUNCIL MEMBER MORTENSEN MOVED TO APPROVE ON SECOND READING, ORDINANCE 18-02, AN ORDINANCE REZONING TO THE HISTORIC OVERLAY (HO) DISTRICT, WHILE MAINTAINING THE UNDERLYING CENTRAL CORE (CC) DISTRICT ZONING, CERTAIN REAL PROPERTY LOCATED AT 510, 512. AND 518 EAST MAIN STREET AND 107 SOUTH 6<sup>TH</sup>**

**AVENUE AND LEGALLY DESCRIBED AS LOTS 1-12, BLOCK 11, FRISCO TOWNSITE WITH THE RECOMMENDED FINDINGS SET FORTH IN THE STAFF MEMORANDUM WITH THE PREFERRED PLANNING COMMISSION FINDINGS OF RELOCATING THE STALEY HOUSE. SECOND, COUNCIL MEMBER SHANER. VOTE:**

BURLEY	ABSENT	IHNKEN	YEA
CANCELOSI	NO	KIBBIE	NO
MORTENSEN	YEA	SHANER	YEA
WILKINSON	YEA	MOTION CARRIED.	

**Executive Session:**

Agenda Item #3: Executive Session Pursuant to C.R.S. 24-6-402(4)(f), Personnel Matters Concerning the Manager Evaluation

**MOTION: COUNCIL MEMBER MORTENSEN MOVED TO ENTER AN EXECUTIVE SESSION PURSUANT TO CRS 24-6-402(4)(F), PERSONNEL MATTERS FOR PURPOSES OF CONDUCTING THE TOWN MANAGER'S PERFORMANCE EVALUATION. SECOND, COUNCIL MEMBER SHANER. VOTE:**

BURLEY	ABSENT	IHNKEN	YEA
CANCELOSI	YEA	KIBBIE	YEA
MORTENSEN	YEA	SHANER	YEA
WILKINSON	YEA	MOTION CARRIED.	

**MOTION: COUNCIL MEMBER MORTENSEN MOVED TO EXIT AN EXECUTIVE SESSION PURSUANT TO CRS 24-6-402(4)(F), PERSONNEL MATTERS FOR PURPOSES OF CONDUCTING THE TOWN MANAGER'S PERFORMANCE EVALUATION. SECOND, COUNCIL MEMBER SHANER. VOTE:**

BURLEY	ABSENT	IHNKEN	YEA
CANCELOSI	YEA	KIBBIE	YEA
MORTENSEN	YEA	SHANER	YEA
WILKINSON	YEA	MOTION CARRIED.	

There being no further business, the meeting adjourned at 9:45 p.m.

Respectfully Submitted,

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Deborah Wohlmuth, CMC  
Town Clerk