

Woodland Park Downtown Development Authority Board of Directors
Regular Meeting
Tuesday, December 3, 2019 – 7:30 AM
City Hall – Council Chambers
220 W. South Avenue, Woodland Park CO

MINUTES

1. **Call to Order and Roll Call** – Merry Jo Larsen, Chair, called the meeting to order at 7:35am

In Attendance: Board of Directors – Merry Jo Larsen, Chair, Elijah Murphy, (Vice Chair)(via phone), Al Born (Secretary), Tanner Coy (Treasurer), Jerry Good, Jan Wilson, Nick Pinell, Noel Sawyer, Kory T. Katsimpalis (Assistant to the Board)

Others Present – Darrin Tangeman, Paul Saunier, Neal Levy, Kellie Case, Hillary LaBarre, Mark Weaver, Derek Waggoner, Brooke Smith, Bob Volpe, Pat Hill, Kip Wiley, Sally Riley, Lisa Hickey(sp?), Arden Weatherford, Ryan Lloyd (Echo Architecture), Victor Matthews, David Mijares, Jim Pfaff, and other members of the public.

-Merry Jo Larsen, Chair, makes a general announcement stating that the DDA did not choose to cancel last week's [11/26/2019] meeting; instead, the scheduled presenters Mr. Derek Waggoner and Mr. Mark Weaver asked to cancel the meeting due to inclement weather conditions. Larsen states that the DDA is committed to expediting this project in a timely fashion. Larsen also thanks the group for the cancellation, acknowledging the severity of the weather on that date.

2. **Pledge of Allegiance** – Al Born, Secretary, led the Pledge of Allegiance.

3. **Additions, Deletions or Corrections to Agenda** -*NONE*-

4. **Approval of Minutes**

-**October 1, 2019 Regular Meeting**

-**October 15, 2019 Special Meeting**

-**October 29, 2019 Special Meeting**

-**November 5, 2019 Regular Meeting**

-Noel Sawyer asks for a correction to the Minutes as presented. Sawyer identifies that Paul Saunier has been misidentified as Paul Benedetti in the four sets of Minutes presented for approval. Merry Jo Larsen and Kory T. Katsimpalis (Assistant to the Board) indicate that they have spoken and clarified the identifications; Katsimpalis will make the requested changes to the Minutes.

-Tanner Coy offers that Mark Weaver sent an email expressing a concern that his statement made during the 10/29/2019 DDA Special Meeting regarding concerns over the location of the Cog Railway train car were not properly reflected in the 10/29/2019 Minutes.

-Mark Weaver addresses his concern, requesting a change to page 3 of the 10/29/2019 Minutes in which his dialogue with Merry Jo Larsen is recorded. Weaver states "what I actually said was 'while we're not opposed to this, we don't want it at this location' ". Weaver asks that this statement be reflected in the 10/29/2019 Minutes.

Motion: to approve the Minutes, with corrections noted and applied. Wilson/Sawyer 8 – 0

5. Cog Railway Train Car Acquisition

a. Installation

-Merry Jo Larsen states that she has so far received all invoice but one in regards to the transport and installation of the Cog Railway train car. The pending invoice is related to food provided by the Ute Inn and should be received soon. The current total for the installation stands at \$9,901.67. Larsen also indicates that the DDA has received a donation check from Mr. Duane Carter in the amount of \$12,500. The car will be fitted with lights for the Holiday celebration and cleaning will begin. Samples of decking materials have also been picked to begin the design and installation of stairs and decking adjacent to the car. Mr. Carter has expressed his excitement and willingness to help. Larsen also indicates the DDA has received donations in the amount of \$1,030 towards the maintenance of the car. Tanner Coy also indicates he has taken in a small amount of donations towards maintenance.

-Larsen states that a long-term plan for how/who provides management of the is underway. Larsen has spoke with Shawn McNulty regarding the installation of Holiday lights. Solar spotlights are also being pursued as a means of deterring vandalism.

-A committee may be formed under the Mountain Arts Council non-profit status to enable tax-deductible donations towards the Cog train car project.

-Jan Wilson conveys that she has received lots of positive feedback regarding the car.

-Larsen presents Paul Saunier with a gift basket and card intended for the Cog railway team, and asks Saunier to make any remarks he feels would be appropriate.

-Paul Saunier expresses his appreciation for the gifts and his happiness at the completion of the project under budget and on time. Saunier presents the keys to the Cog car to the Board, and indicates that he will be taking the gift basket to the Cog Railway employees, whom Saunier states have been kind and helpful throughout the project. Saunier also gives kudos to the Broadmoor Hotel and their cooperation.

-Larsen provides the Bill of Sale for the Car and rails to Tanner Coy for recording, as well as the breakdown of the Duffy Crane Co. invoice. Larsen also asks for any photos of the Cog Car installation that may be used for the website, and provides Kory T. Katsimpalis with a USB containing photo files that may be used on the DDA website, etc.

b. Underwriting *-None-*

c. Potential Uses

-Tanner Coy indicates that the DDA has received multiple inquiries from private parties stating a desire to use the Cog Car for businesses and other uses. These have so far included Mike Williams' request to fully pay for acquisition costs associated with the car to then build an adjacent structured and put the combined site into use; Mr. Jim Huthmaker's request to cover costs of acquisition to house a coffee roasting operation; and additional requests and proposals for use. The negotiating committee (consisting of Coy and Elijah Murphy) will at some point need to respond with an official position regarding use, and thus are seeking input and guidance from the Board.

-Larsen states that the car is so new and in need of thorough cleaning/going-through at the moment, that the Board is not yet equipped to answer questions regarding specific use. Larsen asks the Board if they are willing to address this discussion to January, after the Holidays. The car is an asset of the community, and so deserves more thought and consideration regarding any pending proposals and their specific details. Larsen states that

perhaps a workshop on potential use would be appropriate, and asks the Board for comment.

-Noel Sawyer states that because we have a development in progress, the building of permanent structures adjacent to the car would be unwise at this time if there is a chance the car could be moved from its current location, or until a full development plan is development and implemented.

-Tanner Coy responds that the full development plan is intended to incorporate proposals from multiple developers, and that currently one of the developers involved likes the current location and would like to incorporate it as a feature of their proposed project. As we move forward with the development planning, the car will be a part of the discussion and the conceptual site planning that N.E.S. Inc. is performing.

-Noel Sawyer agrees that a workshop to discuss future uses is appropriate, and reiterates his hesitation to build and adjacent structures at this time.

-Al Born states that the sequencing of various infrastructure elements must be coordinated and considered before any new construction is undertaken.

-Larsen reiterates the need for a workshop for fully discuss these types of issues and considerations. Until that time, the DDA is not ready to provide full response to pending proposals. Developers will be urged to provide the Board with more details and specific items related to proposed uses of the train car.

6. Finance

a. Updated Budget

-Tanner Coy states that as we approach the end of the year, the year-end fund balance is easier to project with more accuracy. Coy has been working with the City Finance Dept to provide updated figures for the City Budget, and those changes have also been reflected in the updated 2019 Year-End Projection.

-Coy describes that no changes have been made to the 2020 Proposed Budget. The 2019 Year-End Projection has been updated to reflect an improved fund balance. Updates include adjusting miscellaneous revenue figures from 10/1/2019 projections by \$700, from \$4,000 to \$3,300. These monies have been collected are associated with the purchase of the stage coach sculpture for Woodland Station. Advertising and publication has been reduced from \$100 to \$75; professional services has been reduced to \$2,300; legal services has been reduced from \$22,700 to \$22,000; IT services has been updated to \$194 to reflect a website hosting annual fee that was not properly billed. Current projected fund balance is \$39,113.00 as compared to \$35,655.57 projected in October 2019. Coy asks the Board if these updated projections may be shared with the City for inclusion in the final 2019/2020 budget.

-Larsen asks the Board if they would like to provide consensus or any input; Noel Sawyer requests discussion.

-Noel Sawyer asks if the \$8,000 in abatements for 2020 are set in stone or are more of a guess. Tanner Coy indicates that the actual amounts for abatement will not be known until after they are filed and processed, then the DDA is told what the abatements are. Coy states that years ago, there were \$30-40,000 throughout the District that the DDA had not budgeted for. This caused the DDA to have to borrow funds from the City to meet financial obligations. Since then, the DDA has budgeted in annual abatements in the approximate amount of \$10,000, though some years the actual amount is \$0. This provides the DDA with some safety regarding the annual budget and funds available.

-Al Born responds that another “murky area” regarding abatements are the unknown consequences of the pending updated property assessments. It’s something we have to be aware when we perform our bottom-line budgeting process.

-Tanner Coy points out that we had originally budgeted for a fund balance of \$24,805, and are now projecting a fund balance of \$39,113, which is significantly better than original projections even after the purchase of the Stage Coach and the acquisition of the Train Car. These are assets that would affect our balance sheet. It has been an awesome year for DDA finances.

-Noel Sawyer asks for clarification regarding the reduction of 2020 TIF reimbursement expenses. Coy clarifies that the Dinosaur Resource Center is coming off the books.

-Merry Jo Larsen seeks consensus to present the updated projection to City Council; the Board provides consensus to provide City Council with the updated DDA budget and projections.

-Noel Sawyer asks when 2012 and 2018 Series Bond Debt Service is scheduled to sunset. Sawyer urges the DDA Board to consider budgeting in a way so that as TIF reimbursements roll off, those extra funds be applied to Bond Debt Service as means of paying them off earlier and thus saving taxpayer funds over time.

-Jerry Good responds that prior to three years ago, no funds were being applied towards bond debt service. Please take into consideration our strides in righting the budget while scrutinizing current budgeting.

-Tanner Coy and Merry Jo Larsen express that it has been a standing policy of the DDA that as finance improves, we aim to improve debt service.

- b. **Mill Rates** -*Tabled for Work Session-*
- c. **Business License** -*Tabled for Work Session-*
- d. **Sales Tax Vendor Fee** -*Tabled for Work Session-*

7. Development Proposals for Woodland Station

a. Update from TAVA Group – Mark Weaver

-Mark Weaver begins his presentation by introducing the Tava House team: Ryan Lloyd, Architect; Chef Victor Matthews; Derek Waggoner, owner/developer; David Meharis(sp?), Civil Engineer; Lisa Hickey, Attorney.

-Tava House proposal has not been presented since August 2019. Since then, the Tava House team has been meeting with the DDA/Negotiating Committee, as well as Mike Williams and George Christian, to talk about tweaking the site plan to accommodate for overall development planning as much as possible. The plans that are being presented today reflect these conversations and tweaks.

-Mr. Weaver presents the updated Tava House site plan via handouts, tv display, and easel boards. The current iteration has flipped the location of the Tava House and Event Center, with the Event center now on the East of Tava House. Additionally, the buildings have been moved 40’ south from Bergstrom Park. This came out of a desire to accommodate a desire to preserve true green space adjacent to Bergstrom Park. The Tava House team would not like to have anything on the green space, so as to preserve it as true open/greenbelt space.

-The updated plans also include two parcels reserved for “future potential retail property”.

-The current plans have been tweaked in an attempt to accommodate different users and uses within the overall site plan.

-Merry Jo Larsen asks if the AmeriGas properties are not able to be incorporated into the overall Tava House site plan, what is the “Plan B” to accommodate parking needs?
-Mr. Weaver responds that parking shown in the plan would have to be eliminated, and alternate solutions developed. Weaver directs attention to the city-owned lot in the far-west corner of the site plan; there is an assumption that it may be turned into overflow/RV parking. The collaborative group needs to consider how that piece might be used.
-Jan Wilson asks if the Tava group has spoke to the City about the lot; Weaver indicates that they have not yet made that inquiry of the City

-Chef Victor Matthews introduces himself and provides an overview of his background and accomplishments. Some highlights include his acquisition of the Black Bear Distillery in Green Mountain Falls in 1999; his record of growth, business, and “awesomeness” for everyone.

-Chef Matthews expresses his enthusiasm for this project and its potential for positive impact within the community, and offering more and more services for the community. One of Chef Matthews’ business goals is to create multiple streams of activity and opportunity within one venue. The vision for Tava House is to create a site that houses a tap house concept serving local foods/goods; events and rental space; culinary school and instruction kitchen; and the potential for fine dining experiences. Matthews describes a venue that a maximum amount of people will enjoy, and one that will become a community asset for Woodland Park. Matthews welcomes any additional questions or discussions via phone or email.

-Mark Weaver adds provides a summary of the Tava House site concept. The main has a tap house/sports bar with roll-up doors facing a large deck and open space; upstairs/second floor has a fine-dining space with access to the event space, as well as a possible culinary school.

-Merry Jo Larsen asks how many people in total the facility will hold. Weaver responds that the event center has a capacity of 100; the fine dining area has a capacity of 60-70; tap house holds 200. Actual seat counts are noted on the floor plans. [Seating is indicated as follows: Tap House – 76 seats; Patio – 90 seats; Event Venue – 266 with chairs/110 with tables +chairs. Total range is between 276 and 432 depending in layout]. Matthews states that in most instances maximum capacity will not occur in all spaces at the same time. The Tap House area will be function close to full time, while the fine-dining and event venues will tend to be busiest on nights and weekends, especially during the Summer.

-Mark Weaver goes on to present building elevations plans, indicating that the design presented is the final direction that the Tava House intends to take. The team has heard comments and ideas and tried to accommodate them, and now have a plan that they would like to move forward with. The Tava team thinks the design is now “super cool”, and will be a draw and attraction for the City and the region.

-Noel Sawyer thanks Weaver for the updated elevations, remarking that they are “beautiful”. Sawyer asks if there are any renderings of the view of Tava House from street level facing south, to get a better sense of how the building looks in relation to the drop down below street grade, Bergstrom Park, etc.

-Weaver responds that there is not currently a rendering from that view, and invites Ryan Lloyd to provide additional comment. Lloyd directs attention to the rendering of the Southeast view included in packet, stating that the North elevation appears to be a tall single-story building, while the South elevation is more clearly a two-storied structure. The

Front of the building is sunk into grade, as a means to visually reduce the height of the structure as well as hide the loading dock/delivery and dumpster areas from street view. Lloyd states that when and if the land is acquired, they will get in to more details as the land is being developed.

-Sawyer asks Lloyd if he understands the where the line of questioning is going; if the building is so big that it blocks the view from Bergstrom Park, it may not be desirable.

-Merry Jo Larsen states that at one time, two- and three-story buildings were discussed, and the Board was getting hard time getting a visual understanding of where the heights of proposed buildings would be. Larsen asks if it would be possible for the Tava team to provide more visual references, markers indicated the proposed elevations. This would make it easier for the Board and the community to visualize the proposed development in relation to existing built landscape.

-Mark Weaver indicates that by utilizing the topographical survey of the site with associated building dimensions, they should be able to produce additional renderings that show the view from the street, perhaps from the intersection of Center St/Hwy 24 looking South.

-Noel Sawyer hypothesizes that if the building were shifted South an additional 10 feet, the elevation could perhaps be sunk by an additional 5-6 feet.

-Ryan Lloyd responds that their goal is to maintain some amount of visibility from Hwy 24, and also maintain some amount of space for deliver/dumpster/service access.

-Jan Wilson states a concern that the proposed buildings could “obliterate the view” of Pikes Peak, especially for business located on the North side of Hwy 24. Wilson also asks how big the wooden beams and posts shown in the rendering would actually be, as they appear to be somewhat thin. Ryan Lloyd indicates that the posts in front of patio would be between 8” x 8” and 12” x 12” timber posts.

-Merry Jo Larsen indicates that these types of details will also be discussed and passed through the Negotiating Committee. Larsen also asks for any updates on project dates, breaking ground goals, etc.

-Mark Weaver indicates that the timeline is very tight, and construction needs to begin this Summer in order to hit an opening target window of March/April 2021. If the construction can't begin this Summer, plans will be pushed out another year. Weaver indicates that there are other things he and Tanner Coy have had additional conversations about, involving all the “moving parts” associated with this development. The Tava team's concern is that this process will take too long. Merry Jo Larsen indicates that the Board is here, and available for questions and discussion, and don't intend to hold up the project.

-Jerry Good states that he's good with the Tava House and the specific buildings proposed. However, there Good has concerns about the areas indicated as “potential use”, “open space”, etc. Good asks why the parcels are needed, instead of simply building Tava House and we will “get on with it”.

-Mark Weaver responds that they Tava House team wants to control all of Lot 2 and what goes there. They are very protective of what goes in around the Tava House development and how it may fit with a theme and what is attempted to be communicated to the public. The potential future use of those lots is unknown, as it is dependent on market demand that they will respond to as developers. The areas are drawn in to hold, thinking that if appropriate retail is not immediately identified, the areas will be maintained as open space.

-Jerry Good expresses a differing opinion, stating his belief that specific parcels on Lot 2 are for sale, not the entirety of the lot. Good states that the DDA has a continued interest in

maintaining some control over the balance of Lot 2. For instance, who is to say that in the future, apartments or condos wouldn't be placed on the site if that's what the market demanded. Good is not excited about the prospect of selling the entirety of the land included in Lot 2, despite Good's enthusiasm for the Tava House project specifically.

b. Update from Negotiating Committee

-Tanner Coy states that the Negotiating Committee is excited to actually be able to negotiate specific project proposals and site plans. Coy has had conversations with Sally Riley, Planning Director, as well as various members of City staff and Council regarding the various elements involved, and feel that the Committee has a pretty good understanding of the process moving forward, and of the next steps that the Board need to take in order to keep advancing the development plan so that we can realize the development in the time frame needed for the developers. Equally exciting are the proposals that have been submitted by George Christian and Michael Williams, which have been presented to the Board but not yet been made public. As the various proposals are considered and integrated, Coy feels the DDA is postured to begin some incredible new development within Woodland Station. Coy also agrees with Jerry Good's comments that Tava House can act as a likely catalyst for further development.

-Coy also reports that he and Elijah Murphy have seen the proposal from N.E.S. Inc., and agree that they would like to move forward and have N.E.S. develop a comprehensive conceptual site plan for the property, which would integrate the various proposals. The comprehensive site plan would then allow the DDA to present the City with a single site plan for review, and begin discussions with traffic engineers and others to begin to understand the requirements imposed for infrastructure on the site. These known elements (public utilities, drainage, etc.) can then be negotiated with the interested parties and final feasibility determined.

-Total cost for the N.E.S. Inc. concept plan is quoted as \$3,000. The DDA would ask that the cost be shared between the parties as a cost of development. Additionally, some additional budget for N.E.S.'s assistance in process operations (i.e. coordinated with City Staff, traffic engineers, etc.) may be needed in the approximate amount of \$1,500.

-Mark Weaver adds that negotiating and coordinating with CDOT be a heavy lift, and the overlay involved in this project and site makes the process cumbersome. These two elements could slow down the project.

-Tanner Coy states that he is unsure if the DDA has the ability to sell land for speculation, so in regards to the "potential retail" sites, we may need to seek some relief from the City. The City did not approve the Amendment that the DDA put forth as it was proposed; it was changed a few times prior to approval. Part of those changes included maintaining development obligations on the DDA, so we are responsible for ensuring development of the whole site. Selling land for speculation not something we are authorized for. The current proposals and site plan thus is in a "gray area"; they are seeking to purchase some land for development, and some parcels for future speculation. The DDA may need to discuss this with our attorney as well as seek some relief from the City as to how in fact this scenario could be facilitated.

-Merry Jo Larsen urges that we find out a resolution to this question sooner than later so as not to slow down the progress of the development schedule.

-Merry Jo Larsen requests for a Motion regarding expenditure of funds for the N.E.S. site plan preparation. Tanner Coy states that it is likely that the N.E.S. invoice won't be processed and paid until after the new year, so would affect our 2020 budget. We do have \$10,000 in the 2020 budget for Woodland Station improvements. If we approve a total amount of \$4,500, and split the cost three ways between developers, our total expense would be \$1,500.

MOTION: to approve funds for N.E.S. Inc. to provide site planning services related to development of Woodland Station in the amount of \$4,500. Wilson/Pinell Passed 8 – 0

c. Members and Structure of the Negotiating Committee -NONE-

d. Board Discussion of Development Proposals – TO BE DISCUSSED IN EXECUTIVE SESSION

8. General Discussion

-Nick Pinell shares that Small Business Saturday was "awesome". Visitors conveyed their happiness with the shopping offered, as well as their excitement for the Cog Railway car.

-Al Born asks Sally Riley how much time should be allowed for the subdivision process pertaining to Lot 2. Riley responds that the normal process window is 60 days, which goes through submittal, Planning Commission, and City Council. Lead time for surveyors to prepare preliminary and final plats would add more time to the overall schedule.

-Noel Sawyer states his excitement to be on the Board as the City Council Liaison, and believes that this is an exciting time for the DDA and for Woodland Park. The developments discussed today will be here for the next 20-30 years, and we've got to get this right and engage in the process effectively. DDA Finances are good, and audience attendance and participation is encouraging, and shows commitment to the community. This is just the beginning of the potential types of development that can be achieved within Woodland Station as elsewhere.

-Merry Jo Larsen agrees that Small Business Saturday was a good event, and help to kick of a retail season that is shortened due to the closeness of Thanksgiving and Christmas this year. Weekend events and festivities were great, and added to the sense of fun.

-In honor of the Carter family's donation to the Cog Railway Train Car, the car will now be named Myrna (in honor of Myrna Carter), and plaques are being produced that will be installed by the car.

-Al Born indicates that he has the verbiage from Duane Carter for the plaques, and Born will provide that to Merry Jo Larsen as the plaques are being produced.

-Jan Wilson reminds all that Saturday will have lots of festivities, including pancake breakfast with Santa, Holiday Parade, and treasure hunt. Wilson also gives kudos to the music provided by Rocky 'n' Roll,

-Jerry Good thanks Merry Jo Larsen and Paul Saunier for their efforts around the acquisition of the Cog Railway car, especially considering the tight time frame needed to execute the installation.

-Good reminds the group that "Mike's Crazy Hat Contest" will also be going on during the parade. Local businesses have donated certificates for prizes, so please wear a crazy hat!

-Tanner Coy offers that he has heard nothing but great things downtown about the Cog car, and lots of folks have expressed their gratitude that the DDA was able to bring the car to town. Additionally, Coy states that he did receive one piece of criticism that he would like to pass along. The criticism received was that the DDA accepted money for sponsorship/naming rights before first offering that opportunity to the community at large, which precluded other individuals from donating who may have been willing to give more for the sake of naming rights. Coy indicated that the thought had not occurred to the DDA to open up naming rights, as we were so surprised at the Carter's donation in the first place.

-Noel Sawyer offers that given the apparent appetite within the community to donate more to the Cog car effort, this might be an opportunity for citizens to donate towards benches, plaques, commemorative pavers, etc.

-Al Born puts forward that Duane Carter has been a business person and community developer for decades in Woodland Park, and so his naming of the car is not without strong connection to the community.

-Tanner Coy encourages participation in the Holiday Home Tour, which promises to be a great event with lots of beautiful venues.

Ellen Carrick joins via phone @ 8:40am

-Ellen Carrick echoes the enthusiasm of other Board members in regards to the upcoming holiday events. Additionally, Carrick gives kudos to the DDA, City, and volunteer boards who have worked together in our efforts during the past year.

-Elijah Murphy brings up the possibility of acquisition of additional train cars; Merry Jo Larsen indicates that the Board needs to look at that possibility at a later time.

9. Audience Participation on Items Not on the Agenda

-Kellie Case provides details regarding two additional events this coming weekend: tree lighting has been moved to Memorial Park this year, with hot chocolate and fires in the fireplaces and a candy cane alley. Additionally, on Sunday at 6pm at the UPCC the Wind Symphony will be giving a Holiday concert.

-Debbie Miller gives details on upcoming events:

- today (12/3) at 2pm is a Ribbon Cutting ceremony for Human Bean Coffeehouse
- 12/5 Lunch and Learn – End-of-Year Tax Planning, 11:30am – 1pm
- 12/10 Mountain States Employer Council – Effects of New Overtime Law seminar

-Sally Riley indicates that there will be a meeting of the Placemaking Partners on 12/4. The primary goals of the group are to improve walkability, signage, and façade improvements.

-Merry Jo Larsen asks if a workshop can be scheduled to discuss uses and planning for the Cog car. After discussion and calendar coordination with the Board, Larsen proposes a workshop to be held at the **Bristlecone campground, planned for Wednesday, January 8 @6pm.**

-Larsen states that the meeting will be noticed as an open meeting. However, because it is a time that the Board needs to talk and discuss, we may not be taking questions and comments

during the meeting, but instead those may be submitted in writing and discussed at the next regular meeting.

-Jerry Good asks that we reconsider that set-up, as we took heat last time we held a workshop without public comment in real-time.

-Hillary LaBarre questions if the workshop is intended to be an open public meeting or an executive session. If there is no public comment or participation, then it should not be noticed as an open meeting.

-Tanner Coy responds that that is not consistent with our attorney's advice. According to Paul Benedetti, it is perfectly appropriate for a public body to adjourn to a retreat for the purpose of the Board's discussion, and to take public comment at a later date. Considering the amount of criticism levelled at the board after the last workshop, Coy states his support for public comment at the planned Jan. 8 workshop.

-Hillary LaBarre raises issue with the fact that during the last workshop, Paul Saunier was allowed to sit at the table with the Board. Merry Jo Larsen responds that all participants were invited to sit at the table.

-Paul Saunier addresses the Board and the audience, indicating that it was truly an oversight that he sat at the table during the last workshop, and he didn't realize it would cause concern. Saunier then offers apologies to everyone in the room. Saunier states that the blowback that is currently being received indicates that public comment ought to be facilitated at the next workshop, and again offers profound apologies for any misunderstandings that his actions may have precipitated.

-Jim Pfaff provides further clarification on public comment concerns, stating that there is no legal requirement to take questions, though it can be appropriate and helpful for the community to take questions during the workshop. When an offer is made to accept questions and comments, that is a kind courtesy being shown to the community.

10. Adjourn

MOTION: To Adjourn the Meeting. Wilson/Sawyer Passed 8 – 0

Meeting adjourned at 8:58am.

Recorded by Kory T. Katsimpalis, Assistant to the Board

APPROVED THIS 14th DAY OF JANUARY, 2020



Al Born, Secretary