

**TOWN OF KERSEY
BOARD OF TRUSTEES REGULAR MEETING
MAY 14, 2019 – MINUTES**

The Kersey Board of Trustees met in a regular meeting on Tuesday, April 9, 2019, at the Kersey Town Hall. Mayor Gary Lagrimanta at approximately 7:02 p.m. called the meeting to order. Trustees present were: Nathan Roth, Clayton Luce, Allen Salser, and Bob Kellerhuis. Trustee Sameshima arrived at approximately 7:09 p.m. Trustee Theorine was absent.

Audience present were: Richard Hopp, Erin Johnson, Chris Roberts, Darren Garner, and Chris Pletcher.

Town Staff present were: Christian Morgan, Town Manager, Rick Zier, Town Attorney, Julie Piper, Town Clerk/Treasurer, James Neill, Recreation Director, David Gottschalk, Chief of Police, Mark Herrick, Operations Manager Water, Wastewater, and Facilities, and Josh Roseberry, Operations Manager Streets, Parks, and Fleet.

Pledge of Allegiance

Additions to the Agenda

Proclamations for Public Works Week and National Peace Officer Week
Introduction of Darren Garner, applicant for Planning Commission
Resolution 2019-0006 Approving the East Greeley Low Pressure Pipeline

Proclamation

Mayor Lagrimanta read the proclamations for National Peace Officers Week and Public Works Week for the week of May 13, 2019.

Consent Agenda

1. Approval of the consent agenda to include approval of the minutes of the April 9, 2019 regular meeting minutes, approval of bills paid, and approval of bills to be paid. Motion made by Trustee Roth and seconded by Trustee Luce to approve the consent agenda. Motion carried with a 6-0 vote.

Public Invited to be Heard

Planning Commission Applicant

Darren Garner states he has lived in Kersey almost a year and is interested in the vacancy on the Planning Commission board. He has an extensive background in construction and is currently working as an estimator for a company in Fort Collins. He loves Kersey and the school district and would like to get more involved and serve his community. Motion made by Trustee Salser and seconded by Trustee Luce to appoint Darren Garner to the Planning Commission effective at his one year of residency in June. Motion carried with a 6-0 vote.

Public Hearing – Conditional Use Review – East Greeley Low Pressure Pipeline

Mayor Lagrimanta opens the public hearing at approximately 7:19 p.m. Barb Brunk states this is a conditional use review application for a low pressure, 20" pipeline that will traverse through the Platte River Fort property. The applicant is Rocky Mountain Midstream and a representative is present for questions. The public hearing was posted and published as required and referrals were sent with 6 responses that had no conflict. The complete application included agreements with the landowner and the ditch company, weed management plan, emergency response plan, air pollution emission notice, storm water discharge permit, CDOT access permit, and CDOT utility crossing permit for the pipeline to bore under highway 34. The work that is being done now was granted as the property owner requested due to the upcoming wedding season and the irrigation season with the ditch. A written request was received and Rocky Mountain Midstream signed off knowing the work was at their own risk prior to the public hearings. This application does meet the conditional use criteria as outlined in the staff report. Barb Brunk states the Planning Commission held a public hearing on May 7th and recommended approval to the board with the following conditions: all required State permits are received prior May 28, 2019

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to construction; obtain a flood plain permit from the Town; obtain a work in the right of way permit for the highway 34 crossing; and obtain a building permit and pay applicable use tax.

Trustee Kellerhuis inquires why the work is being done now. Barb Brunk explains that the property owner requested this due to the upcoming wedding season and it was agreed at the applicants own risk pending results of the public hearings. Chris Roberts states they understood the risk and are willing to meet the conditions and pay the use tax.

Motion made by Trustee Roth and seconded by Trustee Luce to approve Resolution 2019-0006 Approving a Conditional use to Allow Installation of a 20" Low Pressure Natural Gas Pipeline with the conditions as mentioned above. Motion carries with a 6-0 vote.

Mayor Lagrimanta closes the public hearing at approximately 7:31 p.m.

Public Hearing – Use by Special Review – Amendment to Silicon Ranch Kersey Solar Array

Mayor Lagrimanta opened the public hearing at approximately 7:32 p.m. Barb Brunk states this is a Use by Special Review for Silicon Ranch to expand their current solar array. The public hearing was posted and published as required. The Planning Commission reviewed on May 7th. Barb states staff is requesting the public hearing be tabled to May 28th for a special meeting at 6:00 p.m. for additional time to work on agreements and maps. Christian Morgan also states the right of way needs to be unvacated and an agreement made on the parcels that the town will acquire. There being no public in attendance, the motion was made by Trustee Luce and seconded by Trustee Salser to table this public hearing to May 28th at 6:00 p.m. special meeting so all people can be in attendance and agreements amended. Motion carried with a 6-0 vote.

Mayor Lagrimanta closes the public hearing at approximately 7:37 p.m.

New Business:

1. Platte River Fort Liquor License Renewal

Erin Johnson, general manager, is present. Chief Gottschalk says the staff always calls if there are any questions or concerns. Erin states the Bar and Grill will be opening at the end of the month as long as all inspections pass.

Motion made by Trustee Sameshima and seconded by Trustee Roth to approve the liquor license renewal for Platte River Fort. Motion carried with a 6-0 vote.

2. Community Center at the Grange Setback Variance

Barb Brunk reviews the staff report and maps of the new community center to be built at 215 2nd Street where the previous Grange building was. The applicant is the town requesting a variance in the front yard setback due to hardship. The previous Grange building had a 15 foot front yard setback and the residential code states the front yard setback should be 25 feet. The Grange building had to be grazed due to structural issues. The new building will have a 14 foot and 16 foot front yard setback if variance is approved. Barb Brunk states this will be a site specific setback, not a change to the code. The Planning Commission reviewed and recommended approval to the board of trustees. Staff also recommends approval as well. Trustee Sameshima asks why it couldn't just be moved closer to the alley. Christian Morgan states they would have to shrink the size considerably and redesign the whole building which wouldn't meet the needs of the citizens for a community center. Construction is slated to start first week of July with a four month build.

Motion made by Trustee Luce and seconded by Trustee Roth to approve Resolution 2019-0005 Approving the Kersey Community Center Front Yard Setback Variance. Motion carried with a unanimous vote.

3. Kersey Days Discussion -Approval of Special Events Liquor License

James Neill reviews the map and location of the beer garden for Kersey Days, which is very similar to last year. There will be one entrance and the Rangers will be providing security. The hours serving will be 11:00 a.m. to 10:00 p.m.

Motion made by Trustee Roth and seconded by Trustee Sameshima to approve the special events liquor license for Kersey Days. Motion carried with a 6-0 vote.

4. Project Update – Christian Morgan

a. Community Center/Senior Center – Not much more to discuss other than the GMP is ready to be signed soon.

b. Town Center – Christian presents the Town Hall site renderings showing the board room, offices, reception, etc. with extensive discussion. He states Hall Irwin will present 3D drawings in the near future.

c. Centennial Trail – Chris Pletcher states this is a project that is being funded by CDOT and will connect the south side of town to the north side of town along the east side. Town staff met with UPRR today which went well. They are also working on an agreement with the Latham Ditch

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Company. Construction bidding will be going out soon with anticipated construction start date in the fall with completion in the spring. The grant requires the majority of work be completed by July of 2020.

- d. Centennial Park Improvement – James Neill states the PDC work day will be this Thursday along with the ground breaking ceremony at 9:30 a.m. He and Josh have been working on the timbers for the site and they tore out the remaining cement. PDC Energy will help move the bushes and they are also bringing an auger for the holes for the playground equipment. They are waiting on the timeline for the cement work, probably in June. Sod will be planted by first of July to let it settle and grow before Kersey Days. He also notes that the Kersey Chamber of Commerce voted to donate \$1000 to the Centennial Park Improvement.

Staff Reports

1. RH Water & Wastewater – Richard Hopp states the plant was in compliance last month and very quiet without any issues. WET test was submitted and water testing was completed. The lead and copper bottles were delivered to Mark and he will get those out to the citizens in the near future. The consumer confidence water report was emailed to Julie this afternoon for her to distribute as well.
2. Operations Manager, Wastewater, Water, and Facilities – Mark Herrick states he set three meters in Berryman Farm last month. The line locates are picking up which is a good indication things are getting busy in town. He worked for a week on the Town Hall getting it ready for the library walk-thru. The bathrooms at both parks were opened for the season. He has continued doing manhole inspections. A camera crew looked at the sewer lines on 3rd Street Court and they looked really good. He is performing more frequent preventative maintenance in the line behind town hall as it seems to be a problem line. At the plant with the increased warm weather, the basins are starting to turn over which is normal. They have started a 90 day free trial of a chemical and re-uses the biosolids which will reduce the sludge hauling. He did a water repair at Steving's with a new curb stop and installed the curb stop at the new duplex. The electric vehicle should be here at the end of June.
3. Operations Manager, Parks, Streets, and Fleet – Josh Roseberry states he leased a street sweeper for one week last month and pulled 100 tons of material off the streets. At the end of May, a training class will be held for the cartograph system and will receive a "Go Live" date after that. The street sweeper sold for \$16,000 to a guy on the eastern plains. A big thank you to Roberta Smith for repairing the big flags at no cost at Memorial Park. We now have two that rotate with repairs. At the Arbor Day celebration, four trees were planted at Memorial Park. New trees will be planted this fall at Centennial Park. He reminds the board of the ground breaking ceremony Thursday at 9:30 a.m.
4. Recreation Director – James states that softball and baseball practices have started. Little Kicks will be done in one week. The Chamber is bringing the circus to town on July 16th. Kersey Day planning is going well with a current budget of about \$27,000 with more sponsorships coming in so should break even. Boom Twang will be the main act with a flashback rock band. He states he interviewed three ladies for the part time recreation specialist position and offered the position to one of them with anticipated start of June 3 or 10th. She has an extensive background with geriatric care.
5. Tree Board – Allen Salser states the Tree Board put together a list of the memorial trees at the park. The meeting has been moved to May 21st at 1:00 p.m.
6. Chamber of Commerce – Clayton Luce states the Chamber voted to donate \$1000 towards the Centennial Park Improvement. They will serve lunch at Kersey Days and are helping promote the circus in Kersey on July 16th.
7. Chief of Police – Chief Gottschalk reviews his report and states the stats are down a little. He notes that when Maria starts code enforcement that will be in the field interview section of the report. Trustee Kellerhuis asks about the RV's in town parked close to sidewalks. Chief states it is allowed with a three foot setback from the sidewalk. At his training in Phoenix, he states it will be hard to release body camera video due to all the privacy laws. He also notes that a company might be donating a speed trailer to the town. Mayor Lagrimanta appreciates the bush removal at Kersey Pizza. Makes the site vision much better.

8. Town Manager – Christian Morgan reviews the sales tax and lodging tax summary report with significant increases over last year. He presents a map system of the Xcel Energy power line transmission after meeting with Xcel Energy about the franchise agreement. They are planning to change Kersey's substation to a more local one in hopes to decrease the outages in town. He states the outages are due to the oil and gas operations in the area. He presents the sympathy card sample. Sandy Luce has done a new town logo for consideration. A lot of thought needs to go into this as there are many things to change and sometimes changing at the opening of a new site or building is a good time. He also notes that Trustee Luce made the shovel holder which hangs in the back of the board room. He notes that we will be updating the model traffic code next month from 2009 to 2018. He suggests discussion should be started regarding term limits and why the mayor is only a two year term. Also discussion will start on compensation for the mayor and board of trustees, however, board members cannot give themselves raises. The increase would be effective for newly elected board members. He reminds the board of the tour of the 70 Ranch reservoir on Wednesday at 10:00 a.m. to noon. He states that with the recent incident of the dog running out and knocking down someone that maybe the dog at large fine needs to be looked at. The High Plains Library District members toured the town hall. There is a new Kersey branch manager who was introduced as well. A formal agreement will be put in place. Christian states the county will donate some jersey barriers to use along Hill Street on the south side at the dirt lot to Kramer's. Weld County will be testing the tornado siren on Monday, May 20th at 1:00 p.m. and every third Monday of the month as long as there is no impending inclement weather. Mosquito spraying will start the first week of June. Christian states he walked Berryman Farm subdivision with the owners of Hall Irwin and noted the issues such as the retention pond and the large cracks in Civic Circle Drive. Hall Irwin committed to fixing the cracks even though not entirely their responsibility and they are asking the town to contribute to the project. Christian states part of our sales tax is dedicated to streets and suggests \$50,000. Darren Garner notes the HOA should have money for that as well. Christian notes that the work session on 5/28 will begin with the special meeting at 6:00 p.m.
9. Town Attorney – Rick Zier states that a lot of the time towns in this area don't get permits, etc. and he is glad to see that Kersey does. Mayor Lagrimanta recognizes all the hard work that Christian and Barb Brunk put into these projects.

Board of Trustee Communications

Trustee Roth asks that if we put out an RFP for trash if Gallegos Sanitation can be included. Mayor Lagrimanta went to lunch with the seniors to introduce himself and talk about the new community center. He attended the Weld County Commissioners meeting and they agree that it's great to be good working partners. They will be addressing the SB 181 issue at their June 10th meeting working on local control and invites other board members to attend

Motion made by Trustee Sameshima and seconded by Trustee Salser to authorize the Town Attorney to prepare any required resolutions, agreements, ordinances, policies, letters, and memorandum to reflect action taken by the Town Board at this meeting and at any previous meetings, and authorizing the Mayor and Town Clerk to sign all such resolutions, agreements, ordinances, policies, letters, and memorandums. Motion carried with a 6-0 vote.

Adjournment

By unanimous vote, Mayor Lagrimanta adjourned the meeting at approximately 10:08 p.m.

Respectfully submitted,

Julie Piper, Town Clerk