

Board of Trustees
April 11, 2017
Executive Session

Mayor Pro Tem Buckridge moved, seconded by Trustee Dunkelberger, to go into executive session for two matters:

1. For developing a strategy for negotiations and determining positions relative to matters subject to negotiation pursuant to CRS 24-6-402(4)(e); and
2. For conference with the Town Attorney for legal advice on specific legal matters pursuant to CRS 24-6-402(4)(b)

The motion carried 6:0, with Trustee Karspeck absent.

Board of Trustees
Regular Meeting
April 11, 2017

1. CALL TO ORDER

Mayor Mulvihill called the regular April 11, 2017 Board of Trustees meeting to order at 7:00 p.m. in the Board Room.

2. ROLL CALL

Town Clerk Alisa Darrow called the roll, those present were: Mayor Mulvihill, Mayor Pro Tem Buckridge, Trustee Baker, Trustee Dunkelberger, Trustee Hindman, and Trustee Laak. Trustee Karspeck was absent.

3. PLEDGE OF ALLEGIANCE

Mayor Mulvihill led the Pledge of Allegiance.

The Mayor amended the agenda to move the designation of a historical home immediately after the Consent Agenda and requested a motion to approve the amended agenda.

Trustee Baker moved, seconded by Mayor Pro Tem Buckridge, to approve the amended agenda. The motion carried 6:0, with Trustee Karspeck absent.

4. CITIZEN PARTICIPATION

None.

5. CONSENT AGENDA

The Consent Agenda consisted of the financials from January, 2017 and the minutes from March 14, 2017.

Trustee Dunkelberger moved, seconded by Mayor Pro Tem Buckridge, to approve the Consent Agenda. The motion carried 6:0, with Trustee Karspeck absent.

6. HISTORIC LANDMARK DESIGNATION OF 631 5TH STREET "THE MCCORMICK BRUNNER COTTAGE"

Community Development Director Freese presented on this item.

Heidi Short, Chair of the Historic Preservation Advisory Committee, presented historical information on the property and described the home as a parlor style home. She reviewed the history of the home and owners.

Trustee Laak complimented the research and work done to bring the designation forward. He was excited to see the history and expressed a hope that the current owners photo be included with the file.

Mayor Pro Tem Buckridge applauded the revised process for historic designation and was thrilled with the amount of information available on the home.

Mayor Mulvihill thanked the owners of the home and commented on the beauty of the home.

Trustee Hindman moved, seconded by Mayor Pro Tem Buckridge, to approve Resolution 3-17, designating 631 5th Street as a local historic landmark. The motion carried 6:0, with Trustee Karspeck absent.

7. ARBOR DAY PROCLAMATION

Trustee Baker praised the work of the Town in keeping this designation for more than thirty years.

Trustee Hindman also applauded the work of volunteers and the Town in keeping this designation in place.

Trustee Laak agreed that the program was so great primarily due to a great volunteer base.

Mayor Mulvihill read a proclamation into the record declaring Arbor Day in Berthoud as April 22, 2017.

8. PRESENTATION FROM BOYS & GIRLS CLUB

Bruce Fickel presented on behalf of the Boys & Girls Club of America, he gave a presentation to the Board about the services and programs offered by the organization. They were recommending Waggener Farm Park as the preferred location for such a facility. He described a modular type building that could be expanded as needed. He referred to survey results provided

in the packet and introduced Kathi Wright from Boys & Girls Club of America and Debbie Davis to provide further information.

Ms. Wright invited Chuck Mayhugh, the architect Boys and Girls Club of America was working with, to talk about his work and experience with their organization.

Mr. Mayhugh described a pre-engineered steel structure with an open plan and no interior columns. He explained that this design would allow for expansion in multiple directions and was an affordable option. He explained that his design would be used in the Town of Wellington and could also be used for the Berthoud facility. He explained how using the same plans at multiple sites would provide savings for all parties if there was a partnership and timeline that allowed for coordination of two facilities.

Mayor Pro Tem Buckridge asked if the layout had been used for a Boys & Girls Club in another city or Town.

Mr. Mayhugh explained that components of it were in use, but there were some security issues still being worked out.

Mayor Mulvihill wondered if the facility would allow the Town to take advantage of funding provided to the Town from the Jones Trust.

Mr. Fickel indicated that it would.

Mr. Mayhugh further explained that the flooring in the building would be polished concrete and carpet tiles that would require minimal maintenance and the estimated cost would be just over three million dollars.

Ms. Wright also expressed excitement about coordinating facilities to find savings.

Ms. Davis introduced herself as the fundraising chair for the Berthoud project and as the branch manager for Guaranty Bank. She spoke about the importance of quality and affordable daycare for families. She explained that Boys & Girls club offered programming not available at traditional daycare facilities. She also explained that the program was open to all families and was very affordable for almost any situation. She also pointed out that the survey results were very positive and 95 percent of those responding would utilize the facility.

Trustee Laak asked if the cost captured just the building or if it included the infrastructure required as well.

Mr. Mayhugh responded that all costs were included and considered when they arrived at the estimate.

Mayor Mulvihill wondered how large the building would be.

Mr. Mayhugh responded that the facility would be 18,440 square feet and the preference would be to have about three acres to allow for outdoor play as well.

Trustee Baker asked how this facility would compare to others and how many kids could be served.

Mr. Mayhugh commented that it would accommodate about 155-160 kids and about 7 staff.

Mayor Mulvihill asked if other groups would have access to the building.

Mr. Mayhugh stated that the facility could have multiple purposes outside of the hours it was used by the Boys & Girls Club.

Mayor Pro Tem Buckridge asked if the stage area and flooring could accommodate dance or theatre.

Mr. Mayhugh replied that the rubberized flooring would allow for many uses, including dance and theatre. He did point out that the rubberized floor would have grip.

Trustee Baker wondered if there would be transportation available to get kids to the organization.

Mr. Mayhugh explained how the organization handled bus parking and field trips to other facilities and outings. He suggested when children check-in, they also check their phone to allow them to be more social in the building.

Ms. Wright explained that Boys & Girls Club had minimal van service to provide transportation for the children, but they had partnerships with the school district and other organizations that provided a variety of options to help them get to the facility.

Trustee Laak recalled that one of the PORT committees had visited one of the clubs and it was very impressive how the children were kept busy with so many things to do.

Mayor Pro Tem Buckridge wondered what the next steps were for the Board to evaluate feasibility and financial impacts of partnering on the project.

Administrator Hart responded that staff had many questions that would need to be answered through discussions with Boys & Girls Club and the PORT Committee to bring back that information if the Board directed.

Mr. Fickel explained how grant opportunities through DOLA were available as options for the Town to look at up to one million dollars. He also noted that the funding was very competitive and recreational facilities were not at the top of the list. He pointed out that the facility could also be looked at as a community building and leased back to Boys & Girls Club and that would move the grant request into another category. By having other uses and possibly using it as an

evacuation center in case of an emergency would be another use that DOLA would look closer at. He then asked the Board to look at the timeline as it related to the Jones Trust funds noting that December 21, 2017 was the deadline to keep those funds. He also informed the Board that DOLA's application deadline was August 1, 2017. He explained the urgency of moving forward with the project as it related to those deadlines. He and his spouse offered to donate \$1,000 a month for ten-years to pay the lease for the Boys & Girls Club should the facility be built.

Mayor Mulvihill asked if the Board was interested in directing staff to work with the PORT Committee to move forward.

By a unanimous show of hands, this direction was given to staff.

9. HAMMOND PRELIMINARY

Community Development Director Freese presented on this item.

Jeff Mark with The Landhuis Company spoke as the builder on the project, he explained how they had partnered with other developers to bring the sewer line down County Road 17. He presented information on access points and how it would fit in with previous phases.

Mayor Pro Tem Buckridge asked if the multi-family was in a future phase. Mr. Mark confirmed that was correct.

Trustee Hindman asked how the buffer to Highway 287 compared to other nearby developments.

Mr. Freese pointed to page three and explained the setback would be approximately 200 feet.

Trustee Dunkelberger moved, seconded by Trustee Laak, to approve the Hammond Third Filing Preliminary Plat, with the findings that it is consistent with Section 30-6-105 C of the Berthoud Municipal Code as follows:

- a. The Preliminary Plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code;**
- b. The application is consistent with the approved concept plan and incorporates the Town's recommendations and any conditions of approval;**
- c. The land use mix within the project conforms to Berthoud's Zoning District Map and Preferred Land Use Map and furthers the goals and policies of the Comprehensive Plan and PORT Plan;**
- d. The utility and transportation design is adequate, given existing and planned capacities of those systems; and**
- e. Negative impacts on adjacent land uses including, but not limited to: solar access, heat, dust, glare, traffic and noise have been identified and satisfactorily mitigated.**

The motion carried 6:0, with Trustee Karspeck absent.

10. BERTHOUD COMMON REZONING

Mayor Mulvihill opened the public hearing at 7:50 p.m.

Community Development Director Freese presented on this item.

Mark Richter, property owner, explained he purchased the property in December, 2016 and he was excited to develop the land in a way that would work for Berthoud. He commented that one lot was under contract and were in the process of due diligence. He was not at liberty to discuss who might be purchasing that lot.

Trustee Laak expressed excitement that the property would be developed, Trustee Baker shared her sentiments.

Trustee Hindman asked what design standards were in place to make sure the land was developed in such a way that it would fit into the downtown corridor.

Mr. Freese noted that it would fall under current design guidelines and those were being looked at by a committee to bring to the Board at a later date. He did point out that it would be no different than the original PUD.

Trustee Hindman agreed this was an exciting opportunity, he hoped the developer would work to build a product that fit in with the surrounding area.

Mayor Mulvihill opened public testimony on the item at 8:10 p.m., there being no speakers present, the public testimony was closed.

Mayor Mulvihill closed the public hearing at 8:10 p.m.

Mayor Pro Tem Buckridge commented that he was excited about the possibilities also and he shared Trustee Hindman's hope on how the façade of the buildings would look.

Trustee Laak moved, seconded by Trustee Dunkelberger, to approve the request to rezone 8.933 acres from PUD to the General Commercial C-2 District, finding that it satisfies the applicable zoning amendments criteria of Section 30-3-110 B of the Town's Development Code, and:

- a. **The Town is moving away from PUD zoning, to the standard requirements of the development code which serves to benefit everyone through a more open and efficient process;**
- b. **The original PUD proposed was never developed except for the one car wash lot. The original PUD called for a strip mall on lots 6A and 6B that was never realized;**
- c. **The rezoning will assist the Town with attracting future commercial development on the main corridor of Town, without requiring multiple amendments to an antiquated PUD that was never developed. This should serve to increase potential walkable**

commercial and retail within the downtown of Berthoud in keeping with the Comprehensive Plan;

- d. The area has changed to one of commercial nature, as commercial grade infrastructure has been installed on each lot, and it is adjacent to the other main retail/commercial center of Town; no development similar to the current PUD has been realized. Rezoning to a standard district should serve to encourage the industrial development of the property with an easier and more efficient development process; and

That it is consistent with the Town of Berthoud's Comprehensive Plan and Preferred Land Use Map. The motion carried 6:0, with Trustee Karspeck absent.

11. RESOLUTION FOR BUDGET APPROPRIATIONS AND SUPPLEMENT

Mayor Mulvihill opened the public hearing at 8:13 p.m.

Senior Accountant Cindy Leach presented on this item.

Discussion of how funds are rolled over and where the funds for supplemental would come from followed.

Mayor Mulvihill opened public testimony on the item at 8:33 p.m., there being no speakers present, the public testimony was closed.

Mayor Mulvihill closed the public hearing at 8:35 p.m.

Trustee Dunkelberger moved, seconded by Trustee Laak, to approve Resolution 4-17, appropriating supplemental funds and adopting budget amendments for 2017. The motion carried 6:0, with Trustee Karspeck absent.

12. REPORTS AND AGENDA REVIEW

Administrator Hart handed out the Board Agenda Calendar through June, 2017 for discussion.

Trustee Dunkelberger reported she had met with the Youth Advisory Commission last Thursday, she asked if the Board would be interested in a meet and greet before a Board Meeting in the future.

Mayor Pro Tem Buckridge attended the Historic Preservation Advisory Committee, there was not a quorum, but they discussed a few items and held a potluck.

Trustee Hindman attended the Subcommittee for the Old Town Hall Site last Thursday and asked the Board to schedule a tour and provide public notice that three or more Trustees would be present. They agreed to conduct the tour on Saturday morning at 8:00 a.m.

Trustee Laak had a few people comment on how great the new crosswalks look with the reflective material.

Mayor Mulvihill had no report.

Trustee Baker also attended the meeting on the Old Town Hall and asked if they could record future meetings. She asked for a future discussion at the Board level on pedestrian safety. By a unanimous show of hands, staff was directed to add this item to the Board Parking Lot to be scheduled.

Attorney Bell pointed out that the hearing for Bargain Storage would be on April 27, 2017 at 6:30 p.m. in the Board Room.

13. ADJOURN

There being no further business to come before the Board at this time, the meeting was adjourned at 8:45 p.m.

Approved this 9th day of May, 2017.

ATTEST:

Kathy Webb
Kathy Webb, Administrative Assistant

APPROVED BY:

Steve Mulvihill
Mayor Steve Mulvihill

