



**TOWN OF NEDERLAND
BOARD OF TRUSTEES
REGULAR BUSINESS MEETING**

**NEDERLAND COMMUNITY CENTER
750 Hwy 72 Nederland, CO 80466**

October 21, 2014, 7:00 P.M.

MINUTES

A. CALL TO ORDER – 7:00 PM

Meeting convened at 7:04 p.m.

B. ROLL CALL

Present: Mayor Joe Gierlach, Mayor Pro Tem Peter Fiori, Trustees Kevin Mueller, Randy Lee, Topher Donahue, and Charles Wood.

Absent: Trustee Kristopher Larsen

Also present: Alisha Reis, Town Administrator, Eva Forberger, Town Treasurer, Cynthia Bakke, Deputy Clerk, Chris Pelletier, Utilities Manager, and Alex Armani Munn, Town Intern.

C. CONSENT AGENDA

- Approval of October 21, 2014 Accounts Payable, Schedule A.
- Approval of October 21, 2014 Accounts Payable, Schedule B.
- Approval of October 7, 2014 Regular Meeting Minutes.
- Approval of Resolution 2014-22 to endorse BVSD Ballot Initiative 3A.
- Approval of a facility use agreement for High Peaks Art Festival.

Motion to approve the Consent Agenda minus the regular meeting minutes from October 7, 2014 and October 21 Accounts Payable, Schedule B was made by Mayor Pro Tem Fiori, seconded by Trustee Wood, and passed by unanimous approval.

Motion to approve the October 21, 2014 Consent Agenda Accounts Payable, Schedule B was made by Mayor Pro Tem Fiori, seconded by Trustee Mueller, abstention by Trustee Lee.

Mayor Gierlach expressed his concerns regarding the October 7 meeting minutes, citing Patrick Bowen's statement during the Housing Needs Assessment presentation about marijuana grow houses that could not be validated. Mayor Gierlach said that Bowen has agreed to modify the report, to be replaced on the town website. Mayor Gierlach also said he disagrees with the ability of another Trustee to suggest changes to the comments of other members of the Board, as contained in the minutes. Board discussion ensued Trustee Mueller

suggesting that any proposed changes/clarification be communicated to the member(s) involved to verify if the point was understood correctly. This was met with general board approval.

Motion to approve the regular meeting minutes from October 7, 2014 as written, was made by Mayor Pro Tem Fiori, seconded by Trustee Wood and passed by a vote of 5-1, with Trustee Mueller abstaining due to absence from the meeting.

D. STAFF REPORTS

1. Alisha Reis, Town Administrator

Administrator's report was included in the packet. Reis highlighted the Town Intern's Alex Armani Munn's efforts to achieve full STAR community rating system ranking, working with Advisory Groups to document attainment of STAR objectives. Reis said that she has included updates on NPP processes, all remaining 2014 events and meetings, and a general idea of topics for board review.

Reis said that the Community Thanksgiving event will be held on November 16 from 12-3pm. To increase zero-waste event objectives, attendees are asked to bring their own plate/cup/utensils with a wash station to be provided.

2. Cynthia Bakke, Deputy Town Clerk

Clerk's report was included in the packet, provided by the Deputy Clerk in the absence of a Town Clerk.

3. Eva Forberger, Town Treasurer

In addition to budget, Forberger said she has primarily worked on grant close-outs for TEENS JAG/Restorative Justice, Saws-n-Slows, Noxious Weeds, and the FEMA projects, which address both Inflow and Infiltration (I&I) and roadway/street repairs. She said that the I&I project has concluded, coming in \$60,000 below estimate due to pre-emptive system and point repairs; with roadwork imminent in 2015. Forberger said that 87 ½% was covered of the \$365,000 requested, with a remaining 12 ½% match submitted that is still awaiting approval. Forberger said she'll have the amended budget on December 2.

4. Paul Carrill, Town Marshal

Reis spoke on behalf of Marshal Carrill, who was not in attendance. She said that the Police Department has acquired 3 used Chevy Tahoes, which will be in service in the next several weeks, with public communication prior to rollout. There will be an increased police presence for safety on Halloween, along with temporary lighting at crosswalks, she said.

5. Jason Morrison, Public Works Manager

Reis also spoke about this item, with specific questions to be fielded by Chris Pelletier on Morrison's behalf. She said the report included updates on departmental training, raw water diversion, water plant and WWTP testing, streets, drainage, vehicle maintenance, repaving of the infamous "luge run" at the Community Center parking lot, and seasonal decommissioning of town parks.

6. Dawn Baumhover, Community Center Coordinator

Per Reis, the Center is preparing for Thanksgiving dinner, increasing general emergency preparedness training, along with a new partnership with fitness trainer Roy Cohen, whom is assisting with fundraising ideas and evaluating equipment condition to schedule repairs.

E. BOARD OF TRUSTEE REPORTS

1. Mayor's Report

Mayor Gierlach re-presented the slide show from October 7, highlighting the American Planning Association award reception, which he attended to accept the Honor Award for Sustainability for Nederland's Comprehensive Plan. In his report, Mayor Gierlach cited the creation of the Envision 2020 process, as well as achievements during his time as mayor, to include the completion of many Advisory Board Master Plans and the Sustainability Action Plan. He lauded the sustainable and innovative design of the Wastewater Treatment Plant (WWTP), and the upcoming construction of the NedPeds project in 2015 after extensive public input in 2013/2014. Mayor Gierlach reiterated the 4 steps necessary to fulfill Envision 2020 goals by 2020 as follows: 1) Increase resident awareness of Envision 2020, the Nederland Planning Process (NPP), the Comprehensive Plan and the Community Wildfire Protection Plan (CWPP) from 2-5%, 2) Assure residents that associated action items being undertaken will not be abandoned by the BOT with all listed projects to go through NPP review, 3) Ensure adaptability of projects to be continually updated along with public outreach and integration, and 4) Be able to measure progress. Mayor Gierlach noted that Nederland's participation in the STAR program, can give direction to increase sustainability.

a. Trustees' Reports

Trustee Wood

Trustee Wood said that no meetings happened in time to get on record, thus he submitted a summary to be included within the minutes. He said the Community Center Foundation Board (CCFB) has filled vacant seats, to come before the BOT for approval on November 18. Trustee Wood attended the CML Policy Committee meeting with topics including: economic development tax incentives to allow statutory towns to offer local tax breaks for businesses; the allowance for negotiated insurance settlements for construction defects related to affordable housing; DORA MMJ code change recommendations re: MMJ registration for taxation purposes; and proposed changes to Amendment 720 to coincide with DORA taxation recommendations and allow statutory municipalities to instill excise taxes.

Trustee Mueller

Trustee Mueller said he was unable to attend the recent DDA meeting at which the draft budget was approved, and a letter about the Community Center site plan. Trustee Mueller mentioned an upcoming Business Community Exchange event on November 11, with more info forthcoming. He said discussion also included the DDA's involvement in parking and vendor issues, Rules of Procedures and code of conduct, as well as holiday and tree lighting.

Mayor Pro Tem Fiori

Mayor Pro Tem Fiori said that there was no SAB meeting in October. Fiori said that SAB will present the movie "Bag It", at the Backdoor Theater in November with date and time to be announced.

Trustee Donahue

Trustee Donahue gave updates from the Planning Commission (PC), to include unanimous approval of Timmy Duggan joining the board, the 6-month review of ClubNed Cannabis Café, and discussion of building code updates, supporting adoption of 2012 Building code and 2014 Electrical code. Trustee Donahue said that the PC would like to have a joint work session to align goals re: single and multifamily use code. He said that the Eco-Pass Improvement Board discussed the Climb bus, which has funding, but a low ridership.

Trustee Lee

Trustee Lee said his report is included in the packet with a change to the location for the October InterMountain Alliance meeting (IMA).

Mayor Gierlach said he has informed Advisory Boards about a survey for the Town Administrator's evaluation, with the request for Reis to meet with boards for her annual review. Mayor Gierlach also said that the Boulder and Gilpin County Commissioners' Dinner event will happen after the November election.

F. PUBLIC COMMENT ON NON-AGENDA ITEMS (Speakers limited to 3 minutes)

Udo Sille of Nederland, stated that the town is approaching the controversy of residential marijuana cultivation by reducing floor area percentage in the wrong way. He said that zoning stipulates what can and cannot be done upon property, which is being circumvented. Sille said that commercial property requires much higher taxes, and thus, unfair to business owners if multi-use businesses are allowed to operate in residential districts. Sille said the determination should be whether the property is set up for a business, as residential districts should not include industrial size cultivation for profit.

Ken MacFerrin of Nederland, said that he disagrees with the proposal to reduce floor area for home occupations, as many large corporations were born from small home offices. He said that it is clear that the change is intended to address marijuana businesses, though this will negatively impact other businesses. MacFerrin would support proposal of ordinances that are specific to marijuana.

Mayor Gierlach said that discussion pertaining to residential marijuana cultivation and home occupation floor area is agenda item that can be moved up due to public attendance specific to this item. A straw poll was conducted among the board to determine if the discussion should be moved forward and/or changed to an action item. The former consideration met with overall board approval, though Trustees Lee and Wood wanted to wait on the latter to allow Trustee Larsen's participation.

G. DISCUSSION ITEMS

1. Consideration of an Ordinance approving changes to Home Occupation Code and Zoning Use Chart related to retail marijuana uses in residential zoning districts.

Reis introduced the item, stating that there are 2 separate, but related items contained in this discussion. She said that the intention to zone out commercial marijuana uses in residential districts has been a routine PC recommendation. Reis said that the adoption of retail regulations established different allowances between retail and medical marijuana, which creates enforcement challenges despite being the same plant. She referenced the use group chart included within the packet that has proposed changes in red between MMJ and retail MJ, in which Reis tried to address discrepancies, though this change had almost no PC support. She noted enforcement challenges, which had been discussed at length at the BOT/PC joint work session in July. She said the method for enforcement is primarily addressed within the nuisance code, with reported complaints, predominately related to odor, along with increased traffic. Retail licensing for stand-alone businesses began as of October 1, with those already holding MMJ licenses having had a head start to begin operations. At this time, Reis said 1 stand alone applicant has applied in the commercial zone, to open once building renovation and inspections are completed.

Reis clarified that the PC recommendation concerning Home Occupation floor area, was not initially related to marijuana. She explained that use of up to 50% of a home's square

footage is no longer incidental or secondary, but more akin to mixed-use. Reis said that many uses brought up during the meeting's public comment portion are presently not allowed as a home occupation, thus the code is ripe for review. The PC put forth recommendations after the July Joint session, though it was intended to come before the BOT in order to be in place for the October 1, she said. Per Reis, the Town Attorney indicated that conditions can be addressed via Special Review Use (SRU), should applications come forward for home occupations. She did note that garages and outbuildings are not permitted for use as Home Occupations according to the current code.

Mayor directed Board questions to Reis, followed by public comment and board discussion.

As Former PC Liaison Trustee Mueller, disagreed with Reis as to when changes to use code re: restrictions for MJ cultivation in residential areas was forwarded, though noted that the floor area allowance ties in with Comp Plan goals to localize economy and support cottage industries in a town with limited available commercial property. Trustee Mueller asked how to make cultivation a safe, legitimate industry, which was the work put forward by Ordinance 720. Reis said that there has been considerable discussion between town staff, BOT and PC, whom all have different perspectives, with the lion's share of issues seen by town staff to enforce operations. Mayor Pro Tem Fiori said that Reis introduced Ordinance 720 to the BOT, and asked for a list to accommodate an SRU, which is now proposing to be overturned with the forwarding of a different ordinance. Reis said she delivered the request to PC, with these recommendations coming forward, that she doing her best to summarize on their behalf. PC Liaison Trustee Donahue said that the current PC is in strong agreement against industrial use in residential areas, which he expressed as the idea of homes becoming "industry cottages" instead of creating cottage industries.

Trustee Wood asked Reis to request the PC review previous discussions to figure out what they meant years ago, though their current intention is more relevant. Reis said the PC can speak to the BOT to transmit their own intention, though they have expressed that neither previous recommendations nor the discussion at the July joint session were heard.

Trustee Wood asked if any commercial residential cultivators have any come forward for licensing. Reis responded that there have been no applications for Home Occupation cultivation.

Reis clarified that there will be a code enforcement presentation on November 18, to include marijuana-associated issues. Trustee Mueller asked about unintended consequences to understand gaps in current code for specific revisions. Reis said that there are large operations in effect, more than boutique/home occupation scale businesses, some of which have been reported for odor or other issues. She said that part of the difficulty lies in the difference between the expectation of privacy for commercial vs. residential businesses. Enforcement is more easily facilitated with SRU's, with posted hours of operation, along with inspection during business hours, she said.

Reis said that known operations are being addressed on a case-by-case basis, but the town is not in business of hunting people down for their home based businesses. She said that the town is educating residents on licensing requirements, however it is expected that few will have the capital, willingness, and ability to establish operations in commercial districts, and/or as a legal home occupation.

Mayor Gierlach opened up the meeting to public comment.

Mark Rose of Nederland, said as a medical marijuana patient, plant counts can be deceptive. He said he discontinued caregiving due to space requirements to accommodate his patients, though takes umbrage at the implication that caregiving is called a loophole. Rose acknowledged issues, though he said all can be addressed by current rules, with the rental market due to county/town growth constraints. He said issues specific to marijuana should be separated from other home-based businesses, with no reduction in allowable floor area percentage. He asked the BOT to tread lightly regarding patient rights, and the intention of voters who turned out in high numbers to support Ordinance 720.

Jesse Seavers of Nederland, said that he thinks there is a missed opportunity from a sustainability perspective, in a community with a large population of master growers, but no local food supply. He suggested an incentive be made for those growers to include food production, to create a burgeoning food economy, noting that skillful policy creation can be used to create and subsidize such an enterprise.

Udo Sille of Nederland, said he feels that the mystique of growing marijuana contributes to the PC recommendations, which would be different if pertaining to food cultivation. If the town is aware of businesses running out of homes without enforcing zoning, it is unfair to licensed business owners, he said.

Ken MacFerrin of Nederland, acknowledged that he has no personal agenda, though present codes can address external impacts of the industry. He said it's not the town's business what people do on their private property, and asked the Trustees if this is what they feel they were elected to do. MacFerrin urged them to focus on issues affecting the town, outside of peoples' homes.

Travis Brock of Nederland, said that he appreciates the Task Force's diligence, though he was unaware of issues until an MJ cultivation was going to move in next to his home, as a commercial business in the industrial zone. Not everyone wants these businesses to be in the neighborhoods, he said, noting vastly different property/house sizes, along with marijuana poisoning of his dog, and issues such as trash that are not properly enforced. He asked the BOT to examine use group charts, and encourage SRU in any zone to provide public, neighborhood, and business owner comment prior to operations.

Mayor Gierlach said that the issues presented may call for another NPP review.

Trustee Lee said the proposed home occupation floor area reduction should go through NPP review, though he supports the PC recommendation about use group table changes. He said that the predominant nature of the Neighborhood Commercial (NC) district is residential, and feels that retail should be kept out of residential areas regardless of the business type. He said he is in favor of treating liquor like marijuana, which allows for home brewing, but not sales. Trustee Lee said he appreciated Brock's comment regarding the overlapping of districts, and should consider an SRU requirement in these areas.

Trustee Donahue said although the community voted to treat marijuana like alcohol, commercial marijuana cultivation in homes isn't like alcohol. Trustee Donahue said this may not be as large of an issue as anticipated, and would support letting the code stand to be revisited in a year to see what issues arise. He also said that he doesn't think that the Home Occupation code should be altered.

Mayor Pro Tem Fiori said he has made his stance clear, as there is a pre-existing

cultivation culture in town, and it's foolhardy to tell people what they can do. He said it's an opportunity loss to not be able to regulate businesses, though he takes to heart Sille's mention of zoning concerns. It is unfortunate for the resident who lives across the street from the industrial zone, he said, although the task force did include regulations about the extraction process, which belongs in the industrial zone, and consists of 65% of marketshare. Mayor Pro Tem Fiori disagreed with floor area restrictions, to allow professionals to work from home instead of commuting. He noted Nederland's 3 main exports are culture to include art and music, technology, and marijuana, but the town can produce more economically than a bedroom community and tourism, while giving lip service to sustainability. He said grow operations can be legalized providing financial and safety benefits for the town. Fiori said he doesn't believe there are many full house grows, which is something he wouldn't support, nor further NPP review.

Trustee Mueller cited Trustee Lee's comment about SRU based on individual situations, stating that current zoning isn't effective. He said modal zoning would make more work for volunteers and town staff, but would have more logical build out of facilities. Trustee Mueller said that Ordinance 720 should stay in effect, while ensuring that growers don't destroy property. He said he supports retaining the existing code, with the budget for code enforcement to address issues and BOT review in one year.

Trustee Wood listed existing problems from underground businesses such as trashed and/or damaged homes with the burden born by the landlord/property owner. He also noted there are public safety concerns, such as electrical rewiring that can contribute to fires. He supported Sille's comments about business licensing, though no applications have come forward. Trustee Wood said he doesn't support floor area reduction, although with forthcoming information regarding medical marijuana, he supports waiting a year, with the intention to improve enforcement during that time.

Motion to indefinitely table the floor area percentage change to the home occupation code was made by Mayor Gierlach, seconded by Mayor Pro Tem Fiori, with all in favor.

Board discussion continued on the latter item re: retail marijuana uses in residential districts. Mayor Pro Tem Fiori stated his feeling that it is a non-problem which supports review, if circumstances warrant. He queried what incentives are on offer for longtime cultivators to pay town and state fees, especially for smaller operations. Fiori's said his concern is on full house grow operations, and asked how this is being addressed now, suggesting apportioning budget for code enforcement related to marijuana to address existing issues. Trustee Donahue would support re-review in October 2015 to allow issues to arise or resolve, along with any changes within State guidelines. Reis noted that forthcoming rental licensing will be provided by SAFEbuilt. Trustee Lee said the cultivation aspect of marijuana can be addressed at a later date, with a review of other marijuana uses now. Lee stated that he favors changes to move commercial and/or retail establishments out of residential areas, including the Neighborhood Commercial (NC) district.

Motion to table the use group changes proposed for residences to be revisited in October 2015 made by Trustee Donahue, seconded by Trustee Mueller, with 4 in favor and Trustees Lee and Wood opposed.

Mayor Gierlach called a brief recess, and called for a motion to extend the meeting until 10:30pm. **Motion to extend the meeting for 30 minutes made by Trustee Lee, seconded by Trustee Wood, all in favor with Mayor Pro Tem Fiori opposed.**
Meeting resumed at 9:58 pm.

H. INFORMATIONAL ITEMS

- **Quarterly Building and Code Enforcement Reports**

There were no questions pertaining to this item.

I. ACTION ITEMS

1. **Consideration of Resolution 2014-23 to appoint LauraJane Baur as Town Clerk.**

LauraJane (aka LJ) said she is honored to have this opportunity.

Motion to approve Resolution 2014-23 was made by Mayor Pro Tem Fiori, seconded by Donahue, with unanimous approval. Deputy Town Clerk Cynthia Bakke swore LauraJane Baur in as the Nederland Town Clerk.

2. **Consideration of engineering task orders related to the biosolids study (WWTP) and mixing zone study (sewer permit requirement).**

Reis introduced the item. She said the biosolids study is the precursor to determining an alternative other than waste hauling, whereas the mixing zone study is a requirement of the sewer permit for discharge, which is still incomplete. Utilities Manager Chris Pelletier was in attendance to answer any technical questions.

Mayor Pro Tem Fiori asked if the biosolids study was JVA's recommendation, to which Reis confirmed. Fiori asked if the study can be put out to bid instead of using JVA engineering firm, though this was part of the reasoning behind utilizing on-call engineering. Trustee Wood asked if both firms could provide an estimate, which Reis affirmed. Trustee Mueller asked if there is a price estimate ceiling above which the town could seek bids for design work. Reis affirmed, with any policy changes to be made if the board so chooses, noting the town's purchase policy requires review at the \$10k level. As the town is under contract with these prequalified firms, a clause can be included to outsource beyond a certain amount.

Mayor Gierlach said there has been a proposal modeling Summit County's approach of mixing slash with biosolids; as well as including mushroom mycelium, working with a renowned local area mycologist. Gierlach said he wants inclusion of these options in JVA's scope of work, which Trustee Mueller supported. Trustee Lee said that in the financial section, only Task One is included in the mixing zone study. Reis clarified that only task one would need to be included, with task 2 coming back before the board if necessary.

Reis clarified that the total cost is \$24k, already budgeted for in 2014's Utilities surplus. Forberger noted November grant deadlines for biosolids portion that are applicable. Mayor Gierlach encouraged more town staff involvement in county Resource Conservation Advisory Board (RCAB) to represent Nederland's zero-waste efforts, and said he feels that Nederland's plans should be included in county funding for these efforts.

Trustee Mueller said that he responded to town staff recommendations, which he wanted to be promoted as a zero waste option, with inclusion of NedCompost and Boulder County in

all discussions. Mayor Gierlach said Boulder County is looking at funding for composting and zero waste with use of a digester.

Motion to approve task orders with caveat to include alternatives within the biosolids study was made by Trustee Mueller, seconded by Mayor Pro Tem Fiori, with unanimous approval.

3. Consideration of Resolution 2014-25 to cancel the Nov. 4, 2014 and Dec. 16, 2014 Regular Board meetings.

Motion to approve Resolution 2014-25 was made by Mayor Pro Tem Fiori, seconded by Trustee Donahue, with unanimous approval.

4. Consideration of Resolution 2014-26 to support a grant application for the Transportation Alternative Program (TAP) funds for the NedPeds spurs.

Forberger introduced the item. She explained that TAP funds are in addition to TIP funding by DRCOG. She said that the TAP fund deadline is October 31, with the requirement of a 20% funding match. The funding is intended to support projects that are "shovel-ready", such as the spurs to the Nedpeds project.

The spurs were design alternatives that were excluded from the NedPeds project due to cost, said Forberger clarifying the spur locations: 1) From 2nd Street to Snyder Street where it meets Hwy 119; and 2) From East Street to the Post Office/Hwy 119. The project includes a covered bus stop at the former location, and a replacement culvert at Snyder between 2nd and 3rd Street, she said.

Forberger said that the grant would provide a \$10k match from Town, plus \$30k match by the DDA, which will provide a total of \$185k in grant funding.

Trustee Wood asked if there is any downside to applying for grant. Reis responded that this is ideal funding for the completion of these spurs. Mayor Pro Tem Fiori expressed his opposition to inclusion of the spurs within the project.

Travis Brock of Nederland, asked if the spurs include pedestrian walkway improvements, which Forberger affirmed. Brock said he supports these needed improvements.

Board discussion offered mixed support. Mueller questioned the necessity of the East St. busstop, stating that the original proposal wasn't a good design per Mueller. He suggested options such as Jersey barriers and crosswalk striping, instead of utilizing more money for the project due to grant availability. He said he was in support of drainage improvements on Snyder to increase habitat along with addition of culvert. Forberger said that drainage improvements and the culvert on Snyder are provided with the grant. She indicated that grant funding can allow other options within the project. Trustee Mueller said he would like to include the spurs along with maintaining the conversation about the project and other areas in town that need improvements. Forberger said that the project goes out to bid in early 2015, with an ability to make tweaks to the project as needed.

Motion to extend the meeting by 30 minutes was made by Trustee Wood at 10:30 pm, seconded by Mayor Gierlach, with 5 in favor, and Mayor Pro Tem Fiori opposed.

Motion to approve the Resolution 2014-26 was made by Mayor Gierlach, seconded by Trustee Wood, with 5 in favor, and Mayor Pro Tem Fiori opposed.

J. Discussion items

1. Public Hearing and Presentation of the 2015 Draft Budget

Forberger introduced the item, stating that the presentation is included within the packet. Forberger outlined the budget process in which department heads submit budgets, which are then presented to the BOT and public hearing. Reis said that public comment will be accepted until November 3 regarding the Draft Budget.

Forberger explained that the 2015 budget supports infrastructure based on needs of Master Infrastructure Plan (MIP), the long-identified need of a public works shop, as well as Community Center staff increases. Forberger said community goals have identified the desire for 4th of July fireworks, fire mitigation grants, economic development grants through state and county offices.

Forberger referenced the general fund budget revenues showing a 6% increase, which is primarily generally by sales tax increase. She indicated that there will not be much in reserve without expected sales tax dollar infusion.

She explained that BOT costs will increase due Trustee payment for the full-year. Forberger noted that she is also converting to full time staff with benefits instead of contract work. She said that Planning and Zoning budget is down without former Town Engineer Mark Weritz on payroll. There are increases to both the Police Department and Community Center budgets to support additional personnel.

Forberger noted that Professional Services are down to due to rate study and MIP plan completions in 2014, and the elimination of ORC services due to attainment by Chris Pelletier's of his water operator B license.

Forberger went over budget timeline, to include Final Budget presentation on December 2, which Reis said will also include the following week's budget session re: rates and fees.

Mayor Pro Tem Fiori asked for a more detailed report for utilities expenditures, which has a lower budget in 2015. Forberger explained reduction of professional services, and studies that were included within 2014.

Trustee Wood asked about the DDA increasing debt authority, which Forberger clarified would not occur until 2016. She explained that the DDA receives funding from taxes and new construction, which allows the DDA to borrow without raising taxes, benefitting from tax increases in other districts.

Mayor Gierlach mentioned Trustee Larsen's comment to keep the funding in reserves in the general fund instead of transferring money for the PW shop. Mayor Pro Tem Fiori requested details about the proposed Public Works shop. Reis said that the budgeted amount is an estimate, with more accuracy once full engineering is completed, which would require compensation. She said that there are issues to be addressed now to retain insurance coverage, although there can be consideration of delaying the project until 2016, or straddling over 2 years. Mayor Pro Tem Fiori said policies in place are not being followed for new developments, with Trustee Mueller adding that he would like to see a list of all the spaces required, along with square footage and price per square foot. Trustee Mueller said the goal should be to operate off grid and not increase dependence on fossil fuels.

K. OTHER BUSINESS

There was no other business.

L. ADJOURNMENT

Motion to adjourn was made by Trustee Lee, seconded by Mayor Pro Tem Fiori, and approved by unanimous voice vote. The meeting was adjourned at 11:00 PM.

Approved by the Board of Trustees.

ATTEST:



Cynthia Bakke, Deputy Clerk



Joe Gierlach, Mayor

