



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

NEDERLAND COMMUNITY CENTER  
750 Hwy 72 Nederland, CO 80466

March 3, 2015, 7:00 P.M.

**MINUTES**

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**A. CALL TO ORDER – 7:03PM**

**B. ROLL CALL**

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

Absent: Trustees Randy Lee and Kristopher Larsen

Also present: Alisha Reis, Town Administrator; Eva Forberger, Town Treasurer; LauraJane Baur, Town Clerk; and Jason Morrison, Public Works Manager.

**C. CONSENT AGENDA**

1. Approval of March 3, 2015 Accounts Payable, Schedule A.
2. Approval of March 3, 2015 Accounts Payable, Schedule B.
3. Approval of February 17, 2015 Regular Meeting Minutes.
4. Approval of Grant funds agreement for Boulder County Economic Development Grant to support staffing at the Visitor Center.

**Motion to approve the Consent Agenda was made by Mayor Pro Tem Fiori, seconded by Trustee Wood, and passed by unanimous approval.**

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

There were no public comments.

**E. INFORMATIONAL ITEMS**

**1. Monthly Update on Town Maintenance Shops Project.**

Joel Price, JVA, gave a status update presentation (attached) on the Town Maintenance Shops Project. The expense of the full build as discussed in January is cost prohibitive, so he discussed alternatives to make the project more affordable. Reis mentioned that the important things are to have an environment that staff can properly work in, that we can

store and extend the life of our equipment in, have it be the most energy efficient, and that we can secure capital for the project. Reis noted that we need to get as close to a one-to-one match as possible to obtain DOLA funding, also stating that the draft grant application will be presented at the next Board meeting.

Discussion followed regarding the letter from subconsultants MKK and the recommendations made in that letter (contained in the packet). Price noted that some of those recommendations were made from previous discussions prior to scaling back the design. There was some discussion as to whether or not MKK is a good match for Nederland with this project. Price reassured the Board that he will have a discussion with MKK regarding their concerns.

Trustee Mueller agreed that the goal is to get to net zero, using no fossil fuels, and to reduce energy and operational costs. Mueller pointed out the need for Owner Project Requirements (OPR) in particular to justify the amount of square footage allotted to all uses, particularly the meeting and locker space proposed, and the garage workspace needs and heating requirements.

Trustee Mueller made the following recommendations:

- Develop a Needs Statement and a set of Owner Project Requirements (OPR); (Development of OPR is to be completed at very start of the design process and used/modified throughout the project for making decision and is included as a LEED Pre-requisite).
- Set as a goal of 5 BTUs per square foot heating load (40.9 appears high). This will likely require higher levels of insulation, perhaps use of passive solar features and will result in smaller heating system capacity.
- Recommend hiring engineering firm-with experience in passive/active solar heat pump systems that provides both domestic and hydronic heating.

Reis acknowledged that staff would finalize the OPR document and present it with the next project update.

## **F. ACTION ITEMS**

### **1. Consideration of an agreement with Positive Energies to conduct a feasibility study for a DC power system for the Town Maintenance Shops Project.**

Eva Forberger introduced this agreement noting that Dan Gregory, Positive Energies LLC, has agreed to conduct the study at no cost to Nederland. Forberger also stated that the Town Attorney has reviewed the agreement, including the right of first refusal.

There was no public comment. The Trustees each voiced their support for the agreement.

**Motion to approve the agreement with Positive Energies to conduct a feasibility study for a DC power system for the Town Maintenance Shops Project was made by Mayor Pro Tem Fiori, seconded by Trustee Donahue, and passed with unanimous approval.**

### **2. Consideration of a contract for engineering with RG & Associates for Category C flood repair work on Town roads.**

Referring to the memo included in the packet, Forberger explained the FEMA processes and requirements leading to the need for this agreement.

Trustee Mueller asked about an OPR for this project. Reis explained that this is a FEMA project, how the project was defined, and that FEMA funds are to be used for repairs, not improvements. Mueller referred to previous projects and Nederland's Noxious Weeds requirements regarding construction projects and asked if we can put a statement in the project to sustainably adapt this project. Reis answered affirmatively, noting that the Noxious Weed guidelines are now part of our permitting process and FEMA will allow for that. Discussion followed including addressing run-off levels at the end of this project. Jason Morrison confirmed that he will be working with RG & Associates on the list of requirements. Reis noted that even the base project is an improvement over the condition of the roads prior to the flood.

Mayor Gierlach voiced his concern over the high pricing of the cost of this project. Forberger and Reis both verified that RG will be completing all of the FEMA paperwork, and that comparative pricing has been obtained, in accordance with FEMA competitive purchasing requirements. Trustee Wood stated that he was involved in the review of the contract and that he knows of other towns that were very happy with RG & Associates, especially with the fact that RG worked so well with FEMA in meeting funding requirements.

There was no public comment. Trustee Mueller thinks this is fine but would like to see how we can incorporate standards that could take us above and beyond just the bare minimum. Mayor Pro Tem Fiori noted he felt no need to micromanage the Town Administrator on this project. Trustee Wood voiced his agreement with Trustee Mueller regarding having an OPR document up front. Trustee Donahue said that, besides the noxious weeds, he would like to see if there are other items that we can point to in our code the support improvements that we can indicate as being our standard. Reis indicated that another example of this is erosion control and drainage reviews that have become standard in our building process since 2011.

**Motion to approve a contract for engineering with RG & Associates for Category C flood repair work on Town roads was made by Trustee Wood, seconded by Mayor Pro Tem Fiori, and passed with unanimous approval.**

### **3. Consideration of Resolution 2015-09 to allow the Mayor to sign NedPeds related agreements with CDOT.**

Forberger explained that this Resolution is needed for the timeliness of getting the NedPeds project to bid upon completion of a CDOT agreement amendment. This will allow the Mayor to sign the amendment upon our receipt of it, rather than waiting until the next Board meeting.

There was no public comment. Trustee Wood asked for confirmation that this process is legal, and Forberger confirmed that it is. Mayor Gierlach inquired when this project will be put out for bid, and Reis verified that it would be as soon as the Mayor signs the CDOT agreement and CDOT gives us the go ahead to do so, noting that all bid documents are ready to go.

**Motion to approve Resolution 2015-09 to allow the Mayor to sign NedPeds related agreements with CDOT was made by Mayor Pro Tem Fiori, seconded by Trustee Donahue, and passed with unanimous approval.**

**G. DISCUSSION ITEMS**

There were no Discussion Items.

**H. OTHER BUSINESS**

- 1. Eva Forberger announced that she will be tendering her resignation effective July 7, 2015 as she will be moving out of state. Reis noted that there is a plan to hire her successor in time for a 30-day overlap to aid in a smooth transition.
- 2. Trustee Mueller passed out a document on the Natural Step that he had printed for the Board members' review.

**I. ADJOURNMENT**

Motion to adjourn was made by Mayor Pro Tem Fiori, seconded by Trustee Wood, and approved by unanimous voice vote. The meeting was adjourned at 8:25PM.

Approved by the Board of Trustees.

ATTEST:

  
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 Joe Gierlach, Mayor

  
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 LauraJane Baur, Town Clerk

