



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

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

January 6, 2015, 7:00 P.M.

MINUTES

A. CALL TO ORDER

Meeting convened at 7:07 p.m.

B. ROLL CALL

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

Absent: Trustee Randy Lee

Also present: Alisha Reis, Town Administrator; Eva Forberger, Town Treasurer; LauraJane Baur, Town Clerk; Carmen Beery, Town Attorney; Jason Morrison, Public Works Manager; and Alex Armani Munn, Town Intern.

C. CONSENT AGENDA

1. Approval of January 6, 2015 Accounts Payable, Schedule A.
2. Approval of January 6, 2015 Accounts Payable, Schedule B.
3. Approval of December 2, 2014 and December 9, 2014 Regular Meeting Minutes.
4. Approval of Resolution 2015-01 Designating the Public Posting Place for Town Notices.
5. Approval of Resolution 2015-02 Designating Signatory Authority for CDBG-DR Funding.

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

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

Jonathan Baumhover of Nederland informed the BOT that the Nederland Noxious Weed Committee has completed a grant request to work on the implementation of the proposed Noxious Weed Plan.

Gale Eddy, of Nederland, first wanted to thank Jason Morrison, Public Works Manager, for doing a great job on the roads. Then, she said she wanted to note that at the Community Center, there are no lights and the parking lot is icy.

E. INFORMATIONAL ITEMS

1. Update on Water Treatment Plant power issues

Alisha Reis, Town Administrator, introduced this item referencing the AIM and letter from Xcel to answer technical questions. Xcel representatives Craig Eicher, Tom Malone, and Tom Minerick were in attendance to address any further questions or concerns of the Trustees. The Trustees asked several questions regarding voltage, power spikes/surges, tolerances and other technical issues, to which the Xcel representatives responded.

After the discussions, Mayor Gierlach stated that he was not comfortable with the Board of Trustees or Town staff making a decision of such a technical nature. He suggested bringing in a third party engineer to review the matter and provide guidance. Reis noted that no decision needs to be made at this time and that the purpose of having Xcel in attendance was to make sure that everyone understands the nature of the problems at the Water Plant and the suggested solution prior to getting a third part engineer, so that the engineer's suggestions might be more understandable to the Board, as well.

Mayor Pro Tem Fiori asked about the possibility of obtaining a cost analysis of a battery storage system for solar or wind versus the current proposed solution (step-down transformer). Further technical discussion followed regarding pros and cons of such battery systems.

Mayor Gierlach concluded by noting that the staff has been given direction in accordance with the Town's 2020 Vision statements. Eicher requested that Xcel be given the opportunity to meet with the third party engineer to help with that decision.

Before moving on to the next item, Mayor Gierlach asked Xcel about the status of the electric pole banners. Xcel still needs to go through what poles are available; street lights are OK to use for banners, but power line poles are not, Eicher answered. Mayor Pro Tem Fiori then asked about the LED switchover for street lights. Xcel is working on that, and it will be announced soon, Eicher said.

2. Update on NedPeds multi-modal pathway project

Reis referenced the information provided in the packet as an update on the project. She stated that the Town has applied for grant funds for the project spurs and should hear about that by late January. Reis provided information regarding the volatility of construction costs and that the sooner we get bids/contracts on this project, the better. Trustee Mueller discussed the owner project requirements and how that process works, letting the Board know that he is working on an RFQ addendum related to this for the owner's representation candidates to answer prior to awarding a contract.

Mayor Pro Tem Fiori noted that the spurs expand the project budget by 20%, and he would like the Board to consider using something "out of the box" for construction of these spurs such as recycled tire brick rather than concrete.

Mayor Gierlach suggested starting the bid process by the first week of February, and that he would like to be at the contract phase by early March to take advantage of seasonally lower contractor/supply costs. He suggested that the Town add the spurs as an addendum, rather than holding up the process while waiting on the grant approval for the spurs. Reis acknowledged this direction of the Board.

3. RFP: Caribou Ridge Open Space fuels mitigation project (FEMA Pre-hazard Mitigation Grant Program)

Reis reminded the Trustees that the Town signed on to the FEMA grant to mitigate several publicly owned properties, referred to the map included with the information in the packet, and introduced Scott Golden, forester and project administrator from Boulder County. Golden gave a brief overview statement regarding the project and invited questions from the Board.

Trustee Mueller asked why we pull logs with machinery instead of horses. Golden responded that the RFP is open for horses as well as machinery. He discussed some more specifics of the project, then Trustee Wood asked if there is any plan to mitigate noxious weeds from spreading during this process. Golden replied that, yes, the crews will be working with that in mind. Trustee Larsen asked if anything is being done to keep the removed logs local (e.g. for firewood). Golden stated that the removed logs will be stacked roadside to be given away locally.

Mayor Gierlach called a brief 10-minute recess and the BOT meeting continued at 8:32 p.m.

E. ACTION ITEMS

1. Consideration of Resolution 2015-03 to approve the Community Center Site Master Plan and to begin implementation of first phases.

Reis introduced the resolution, giving background on the plan and the Nederland Planning Process (NPP), noting information included in the packet, and then introducing Dale Porter, Chair of the Project Steering Committee.

Porter said that he is pleased to bring the site plan back with changes as requested through the NPP process, and he reviewed some of those changes including issues concerning drainage and parking.

The Board had no questions. The Mayor invited citizen comments.

Tracy Brewer, of Nederland and NCCF Treasurer, spoke noting her support of the plan because she said she feels it gives the community a direction for future development and allows for flexibility to make changes as the community changes. She said she also likes that the plan gives a timeline, which will keep things moving forward.

Julie Norman, of Nederland and NCCF Secretary, also said she supports the plan saying that the Community Center needs this long-range plan to help not only with the issues of drainage and parking, but also with obtaining funding for the project.

Dawn Baumhover, of Nederland and Community Center Coordinator, noted that the plan has flexibility and can be updated as the project develops because each phase must go through its own public process. Adopting the plan will also help the NCCF to obtain the funding needed to begin the project, she said.

Katrina Harms, of the greater Nederland area and the DDA, stated that she wants the plan to be approved.

Roger Cornell, of Nederland and Planning Commission Chairman, spoke to the thorough process of getting input and going back to the drawing table several times on the plan. The consultants were also in attendance and prepared to answer any questions.

The discussion returned to the Board.

Trustee Mueller gave thanks to all for their work through the long process. He said he likes the drainage plan but would like to address the entrance and the traffic flow coming from the highway. He said he would like to see public transportation at the entrance to the center. He would like to see less parking in the future. He discussed several other issues, such as a commitment to concepts such as moving as off-the-grid as possible. He also indicated he is not convinced the West Wing cannot be renovated and used rather than demolished. Mueller said he agrees that the community needs a plan for the site but not as presented.

Trustee Larsen said he also appreciated all of the work that went into this project. He said he has concerns about the center's west wing that don't need to be addressed at this meeting. He noted his support of the plan.

Trustee Wood noted his support of the plan, saying that it has gone through an extensive process. He stated that issues regarding the west wing don't need to be addressed until 2024 (according to the master plan's schedule).

Trustee Donahue agreed that it is a great model; there are things that need to be addressed, referring to some of Trustee Mueller's comments. He noted that he will support the plan and would like to keep the momentum going.

Mayor Pro Tem Fiori asked what the Board is voting on tonight. Mayor Gierlach said that the resolution to approve the site plan is to be voted on tonight. Fiori stated that the first three phases have to be done right now, then we need to move on to other issues. He requested that the plan be broken apart and just vote on the first three phases right now. Reis noted that the entire plan is necessary to apply for certain types of funding, such as FEMA.

Fiori questioned the current capacity of the building and noted the need ~~to increase that capacity~~ for a needs statement about the capacity of the building. Reis noted that future uses will also be to address the needs of Town Hall and the Police Department, in accordance with the results of early planning with the community. Porter noted that the plan is a “concept” plan and is needed due to the fact that grant funders don’t fund individual projects but only larger, community-scale projects. Fiori stated that he does not like the plan, but he is going to vote for it for the community.

Mayor Gierlach stated that to vote on having a plan is what the Board is doing and it is part of the process. He said he is proud of this plan having gone through the NPP and that the Town is following its processes. He noted that this is a plan and that all actionable parts of it will go through the NPP. Mayor Gierlach discussed the process of planning approval processes. Reis confirmed that, per code, all improvements on public property must at least be reviewed by the Planning Commission and the Board.

Trustee Donahue asked if this is being recorded for future reference to hear any specific objections. *(All BOT meetings are recorded, and the recordings are available via request to the Town Clerk)*

Regarding the cost of the Community Center Site Plan, Trustee Wood stated that "the current dollar cost of the Site Plan is \$5.7 million, of which \$525 thousand is mostly funded by an anticipated FEMA grant for the site drainage and \$4 million is for a new West Wing which was not approved by the BOT (i.e. to be decided later). So the current dollar cost without identified funding of what the BOT was voting on was a little over \$1 million."

Motion to approve Resolution 2015-03 was made by Trustee Wood, seconded by Trustee Donahue, and passed by a vote of 5 to 1, with Trustee Mueller voting against.

2. Consideration of Town Shop Concept Plan.

Referring to the information in the packet, Reis went on to introduce Kevin Tone and Joel Price from Town on-call engineers, JVA, who gave a presentation regarding the Town Shop Concept Plan.

Reis noted the poor condition of the current facility and the concurrent project of decommissioning the old building in conjunction with the creation of the new buildings, reusing as many items as possible. The old site is then planned for future development as affordable housing, as long established in the Mud Lake intergovernmental agreements (IGAs). Reis also noted that the Town will seek DOLA grant funds to cover a significant

portion of the funding for this project. Reis also made note for the Trustees that staff time is represented in the project budget, contained in the packet information.

Mayor Gierlach had questions regarding presentations to the Board as the project progresses, how many trees will be coming down, and how much dirt will be disturbed. Discussion continued regarding water, electricity, grading and clearing. JVA answered various questions regarding the proposed project plan. Reis agreed to update the Board at least monthly on the progress of the project.

Motion to extend the meeting by 30 minutes was made by Trustee Mueller at 10:00 p.m., seconded by Mayor Pro Tem Fiori, and approved by unanimous voice vote.

Mayor Pro Tem Fiori asked about how long the current building will last. Jason Morison, Public Works Manager, said that would depend on getting an engineer to sign off on the building and CIRSA (the Town's insurer).

Trustee Larsen asked about how expensive it would be to build the future addition as noted in the plan. JVA estimated approximately \$250,000 at today's pricing. Trustee Wood asked about what the savings would be in doing the whole project at once. JVA agreed that there would be some savings. Fiori asked about taking the project off the power grid. JVA noted that it would have value, but also liability. Trustee Donahue noted that, with the double-sized roof, there could also be an opportunity to double the amount of solar for the Xcel buy-back program. Reis stated that grants could be applied for with the alternate plan of doing it all at once.

Roger Cornell, of Nederland and a neighboring property owner to the new shop site, said that he thinks this plan is on the right track with the NPP and this site has been on the project list for over ten years, so the community is well aware of it. He said he does not think that the necessary clear cutting will be a problem with the community, as much of the trees on the site are marked for mitigation. He encouraged the Board of Trustees to keep working on it.

Trustee Larsen said that with economy of scale, he thinks the Town should make the request to DOLA for the whole project (both phases). He said the Town can always cut back if DOLA doesn't approve the whole thing.

Trustee Mueller recommended the expansion of the identified project goals to include specifics for energy efficiency and documentation of recycling of the old building materials.

Mayor Pro Tem Fiori recommended a battery back-up for back-up energy. He noted that it is necessary for the Town Shop to run during a power outage.

Trustee Donahue noted that he is not in support of current battery technology because it is changing rapidly and will be better in the near future.

Mayor Gierlach recommended the design take advantage of a thermal wall system.

Trustee Mueller recommended the design get rid of the proposed gas line and go solely electric, as was done at the Town wastewater plant.

After Trustee suggestions were noted, the Board agreed to forward the design to include the entire project (both phases of the main building), rather than delaying the additional half of the building for a future addition.

Motion to approve the Town Shop Concept Plan was made by Trustee Wood, seconded by Mayor Pro Tem Fiori, and passed with unanimous approval.

H. OTHER BUSINESS

There was no other business.

I. ADJOURNMENT

Motion to adjourn was made by Mayor Pro Tem Fiori, seconded by Trustee Donahue, and approved by unanimous voice vote. The meeting was adjourned at 10:30p.m.

Approved by the Board of Trustees.

ATTEST:

Joe Gierlach, Mayor

LauraJane Baur, Town Clerk