PROSAB Meeting Minutes  
March 15th, 2018  
Community Center

A. Call to order  
Meeting convened at: 7:05pm

B. Attendance  
Committee members present: Dallas, Kristen, Kris, Stefani, Josh, Ken  
Other attendees: Chris P. (Town of Nederland Public Works Manager), Melody Baumhover (Sustainability Advisory Board)  
Committee members absent: Marc Weber

C. Public Comment  
None

D. Agenda  
NPP review of new Boulder County IGA (link)  
Discussion was around the Ned/BC IGA. Dallas noted that the specific details of the IGA are still under discussion, so comments should be focused on big picture comments on going forward with an IGA.

Some points made regarding the IGA.

* the IGA defines a new primary planning area, which defines areas which could be annexed into the Town of Ned. However, annexation requires property owners to request annexation. Primary reasons people would be expected to request annexation would be for voting rights, ability to serve on Town Boards, or in some cases for public services (water/sewer). Dallas noted that the current IGA with Boulder County expires in 2022, and after that Ned reverts to CO state law where annexation does not require county input at all.

* Comments from PROSAB Members  
  * Josh noted that the specified goals stated by Nederland to increase density in existing Town are not in agreement with the proposed IGA which is intended to grow Town with the Evans parcel. He also noted the impact on wildlife specifically in the Evans parcel area, which has a documented and studied history as an elk migration path. He noted that his comments are in line with the several letters PROSAB received via e-mail with respect to wildlife impacts and traffic congestion. Josh was clear to disclose that he lives very near the Evans parcel.
  
  * Kris expressed long-term concerns with urban sprawl in Nederland. Based on the existing policy discussion with the BOT to promote affordable housing above all else he is concerned that any increase in the primary planning area will be taking the first steps to ultimately increase developments surrounding Nederland. Specifically, since Town of Nederland could allow multi-family developments in parcels much smaller than BC would. He noted that as long as we keep building and growing people will fill the space and that we should keep the City of Boulder in mind where preservation of rural and open space takes the highest priority.
* Josh asked why would Town not want the IGA? Discussion from group was that possible answers would be 1) with no BC IGA Nederland can easily control its annexation to any adjacent properties with no oversight from BC (purely CO state law). 2) Costs to maintain roads of annexed area may not be desirable, or 3) there could be question if Town could provide needed services to those seeking annexation.

* Dallas noted that the IGA and associated details that the BOT works out with BC would come back to PROSAB for further comment as part of the Ned Planning Process.

**POST MEETING NOTES:** This section regarding specific names of public comment received was not explicitly discussed, however these comments are recorded here for historical record.

The following people e-mailed PROSAB specifically regarding the Evans Parcel proposed development.

* Ray Howe, 3/6/18 – opposed for reasons of wildlife impact and traffic congestion
* Robert Goolsby, 3/7/18 – opposed for reasons of wildlife impact and traffic congestion
* Payson Sheets, 3/12/18 – opposed for reasons of wildlife and traffic impacts
* David Hallock, 3/12/18 – opposed for reasons of wildlife, provided reference to elk migration study data

Barker Meadows Park implementation: 2018 GOCO LPOR grant planning (link, link, link)

a. SAB Greenhouse proposal (link)

Discussion with Chris P. from Ned PW – The existing retaining pond footprint is required to stay. If/when the biosolids project happens it would go on the north end of the pond and the pond volume is required to stay as is as a backup emergency spill location. Therefor none of that space can be allocated to Barker Meadows Park.

**Greenhouse (10x20), SAB currently has grant and design ready.**

* Approved installation of 10x20 greenhouse at existing ballfield area. Agreed that the 10x20 greenhouse should most likely be placed at the most north and west corner of the existing ballfield. Proximity to road should be determined based on consideration of sidewalk or paths needed in addition to required road and property line setbacks.
* Before any construction, SAB is required to approve final exact location with PROSAB. A scaled site plan drawing showing distance from road and property lines is required. Expected to review at April meeting. Proximity (or not) to other planned building structures should be defined to ensure that future pavilion or restroom locations are not prohibited where desired.
* Concern was raised that the design has not been stamped by an engineer. PROSAB requested that SAB re-visit need for engineer approved design (wind and snow loads) for a structure on public land (even though it would not be required for a residential build). Ultimately, the decision to proceed is with Ned Town Administrator and Ned Building Dept. The idea to leverage Town matching funds for the greenhouse grant to hire an engineer review was discussed. Melody plans to send plans to Chris P. to then have JVA provide a quote on reviewing the structure.
* A future second greenhouse of 25x50 is desired, however space allocation for this greenhouse is not approved at this time and will be a future discussion during park design.

**Other Barker Park Discussion**

PROSAB Meeting Minutes; March 15th, 2018
* note that we should confirm that pull in parking row is specified at Fishermans lot since we removed it from ballfield area.
* Dallas will seek input from Nedfest
* Stefanie will focus on the ballfield building area layout
* Ken will research needs for the ballfield area
* Josh will focus on Fishermans lot area – whether any changes needed from existing concept drawing and what primary costs would be
* Kris will work with Paul Turnburg (if he agrees to support in-kind) on the dimensional site plan of the area. Dallas will make the initial contact with Paul since he has an existing relationship.

E. Other Items
   • Next meeting – discussion item on DDA wanting power at ballfield for festival users (that they would then charge for electricity), intent to get rid of generators.
   • Next meeting – Chris P. brief on Chipeta grant that was just won/awarded to Ned PW!

F. Approve Minutes
   Approve minutes (link)
   February minutes were approved.

G. Adjourned

   at 9:00pm