

**TOWN OF KERSEY
BOARD OF TRUSTEES REGULAR MEETING
FEBRUARY 9, 2021 – MINUTES**

The Kersey Board of Trustees met in a regular meeting on Tuesday, February 9, 2021, virtually via WebEx. Mayor Gary Lagrimanta at approximately 6:03 p.m. called the meeting to order. Trustees present were Mike Theorine, Stan Sameshima, Nathan Roth, Clay Luce, Michelle Vannest and Allen Salser.

Town Staff present: Christian Morgan, Town Manager, Rick Zier, Town Attorney, Barb Brunk, Town Planner, and Haley Curtis, Deputy Town Clerk.

Public present: Mike and Lisa Sovereign, Kersey Storage

Pledge of Allegiance

Additions to the Agenda

Consent Agenda

1. Approval of the consent agenda to include approval of the minutes of the January 12, 2021 regular meeting, approval of bills paid, and approval of bills to be paid. Motion made by Trustee Theorine and seconded by Trustee Luce to approve the consent agenda. Motion carried with a 6-0 vote. Trustee Vannest is not voting on this matter, as her husband's business was including in the bills paid.

Public Invited to be Heard

Public Hearing

Site Plan Review and Variance to Landscape Requirements in the Industrial Zone (Kersey Storage)

1. Approval of Resolution 2021-0003 Approving a Site Plan and Variances for Kersey Storage
At approximately 6:07pm Mayor Lagrimanta opened the public hearing. Barb Brunk states this is a site plan and variance for Kersey storage.
2001 – approved
2017- Town approached for Centennial Trail
2019- Town began purchase process
The (Centennial) trail will come along the east side of the property, with Latham along the North. Barb displayed photos of the actual property. There are 2 businesses on this property, this is only for the Kersey storage business. Barb displayed photos and maps of where current storage is and where they are asking for variance on a 3-sided open, covered storage for RV's. This building would go right along the property. 1 waiver of all landscape, 2 unpaved driveway and 3 the building along the lot line. Barb states the requirement is 20feet, they are asking for 16.9 feet as this is where it fits into the property. Barb states this is all listed in the packet, and staff believes that this meets review criteria, with the conditions – not gravel, crusher fines or concrete, obtain building permits, Board of Trustees to consider a septic system for care takers residence.
Lisa Sovereign- Landscaping is difficult on this property along the ditch because of access, and along the south will erode the hillside. There is really not anywhere else to put shrubs and bushes. There will also be a retention pond. Planning to use crushed asphalt, like they have for the current buildings. They are not sure there is a sewer line close enough. Sovereigns have found a company that will comply with all the building and permitting requirements for this area.
Barb states, in the past when they have approved septic with the condition that if sew is installed within 400 feet, they will get Town sewer. Christian Morgan states Board of Trustees can approve the idea but the actual permit will be done at the County level.
Trustee Theorine asks why we are moving 3.3ft. Barb Brunk says it requires airflow all around. Lisa Sovereign states that is what the engineer said they have to do to follow the rules. Trustee Theorine inquires, are you planning to do anything else on the property? Lisa says, no they are not because that uses up all the land. Trustee Theorine states there has already been one variance. Barb Brunk says this is a unique situation, they could relocate the property line and not need a variance. Jay Pier states it is a historical easement, and will reside there forever. Jay says the ditch is not going anywhere, so it should

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not be an issue. The area in question, on the Sovereign property is currently in an easement for the Latham Ditch.

Trustee Luce asks how far away the sewer main currently is? Lisa says it's on 1st street, going under Rail Road Track is nearly impossible. Christian states we did a study about 4 years ago, and it is not possible but it would be very expensive for one connection. Christian states, he thinks septic is appropriate at the moment until sewer is available closer or there are more connections to be made. Mayor Lagrimanta closes public input, at approximately 6:33pm. There is no additional input from the Board of Trustees, for the record. Motion made by Trustee Theorine, seconded by Trustee Sameshima to approve Resolution 2021-0003 Approving a Site Plan and Variances for Kersey Storage, with the proposed Septic System. Motion carried with a 7-0 vote.

New Business

Old Business

1. Project Updates

- a. Centennial Trail – Christian Morgan states it has been quite the week. We have been awarded a \$250,000 grant from DOLA. That gives us just about \$800,000 total. We did a bid process, we have a contractor and a contract with Latham, a contract with CDOT and DOLA, we are working on it every day. Trying to expedite the approval process with CDOT and gain traction with Latham. Christian is hopeful that construction can begin very soon.
- b. Union Pacific Acquisition – Christian states things are proceeding as anticipated. We are asking for an extension on some of the due diligence items.

Staff Communication

- a. Chamber of Commerce– Trustee Luce states they had a meeting in January. They had a election of officers, which remain the same. They are trying to put together a packet that include some coupons, in an attempt to get more businesses to join. Trustee Luce states he gave the list of businesses that he got from Julie to the Chamber, and they will be contacting some of those folks.
- b. Tree Board – Trustee Salser states there was no meeting today, maybe they will meet in March. They probably won't do anything until April.
- c. Town Manger – Christian states Weld County's two week average (COVID-19) is continuing to decline. The Girl Scouts will be present at the February 23, 2021 work session, he anticipates that to be in person at Town Hall. He reached out to the people that built and manage the Poudre Trail, about their future plans. They have contemplated going East for some time, and talked about building a South Platte learning center, possibly in Kersey. Talked to Platte River Fort, and they are interested in participating, meeting tomorrow to talk about the next steps. There is a long way to go on this, but just getting the conversation started it huge. Christian participated in a meeting with the High Plains Library District to see their plans for the old Town Hall. The outside will look largely the same, but the inside will be very different. They plan to be done by the end of the year, which is something we had been hoping to do. Tornado siren is being phased out, Chief Gottschalk has been working with Platte Valley Fire District and Weld County, the recommendation is a new system similar to amber alert. The plan for now is to leave the siren where it is, and move the switch. Trustee Theorine says he is inclined to keep the siren because of the poor internet and cell service. Christian agrees, we are just not sure if Weld County Communications will continue to support it, as is. Christian encourages the Board of Trustees to call him with comments or concerns. Tri Board scheduled for March 3, 2021 at 6:00pm at Kersey Community Center, Fire and School Boards have already agreed to that date. The Town is now officially enrolled in the flood program. There has not been a new enrollment in some time, so even the Federal Government is excited to have us. No further action needs to be taken at this time. March is historically when he would have his annual review, he will talk to

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the Mayor about it in advance. It will also be his 5-year mark, which is a good stretch for Kersey Town Managers.

d. Town Attorney – Rick Zier states he does not have anything for the Board of Trustees.

Board of Trustee Communications

Christian states, he didn't touch on the financial reports (included in the packet), we are 1.82% below January of last year (2020). This is the second highest revenue since tracking began in 2012. We are still going through COVID. Christian states the work session will be in person if Weld County two week average falls below a 5% average. We are working on a hybrid system that can be used all the time, some can appear in person and some virtually.

Motion made by Trustee Theorine and seconded by Trustee Luce to authorize the Town Attorney to prepare any required resolutions, agreements, ordinances, policies, letters, and memoranda to reflect action taken by the Town Board at this meeting and at any previous meetings, and authorizing the Mayor and Town Clerk to sign all such resolutions, agreements, ordinances, policies, letters, and memoranda. Motion carried with a 7-0 vote.

Adjournment

Mayor Lagrimanta adjourned the meeting at approximately 7:07 p.m.

Respectfully submitted,

Haley Curtis
Deputy Town Clerk