

**TOWN OF KERSEY  
BOARD OF TRUSTEES REGULAR MEETING  
March 10, 2020 – MINUTES**

The Kersey Board of Trustees met in a regular meeting on Tuesday, March 10, 2020, at the Kersey Town Hall. Mayor Gary Lagrimanta at approximately 6:02 p.m. called the meeting to order. Trustees present: Allen Salser, Mike Theorine, Nathan Roth, Clay Luce, and Bob Kellerhuis. Trustee Sameshima arrived approximately 6:06 p.m.

Audience present: Justin Lewallen, Mike and Lisa Sovereign

Town Staff present were: Christian Morgan, Town Manager, Rick Zier, Town Attorney, David Gottschalk, Chief of Police, Barb Brunk, Town Planner, and Julie Piper, Town Clerk.

**Pledge of Allegiance**

**Consent Agenda**

1. Approval of the consent agenda to include approval of the minutes of the February 11, 2020 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 unanimous vote.

**Public Invited to be Heard**

No public comment.

**Public Hearing – Kersey Storage Variance Request**

Mayor Lagrimanta opens the public hearing at approximately 6:08 p.m.

Barb Brunk first starts by stating this is a separate land use project and is separate from the land acquisition for Centennial Trail and it is not appropriate to discuss the acquisition as part of this land use.

She goes on to explain that the owners, Mike and Lisa Sovereign, of Kersey Storage have requested a variance in the side and rear yard setback requirement from 15' to 0'. They wish to put the RV Storage building on the property line and use it as the fence. This application was published, posted, and referred out per code requirements. The Platte Valley Fire District and Central Weld Water District had no conflicts and Atmos Energy inquired about their easement. Barb presents the staff report to include maps and pictures. She states there is a demand to covered RV storage in the community. This building will be 16 foot high sloping down to the back to 14'. They have a hardship variance according to the code due to the side yard setback. There is no landscape buffer at this location. The rear yard setback at 0' is reasonable as it backs up to open space. The Planning Commission reviewed last week and recommend zero setback and if the board of trustees approves need to add conditions specific to this proposal that to build RV storage on this site would have to come back to the board for a different proposal to build. Rick Zier states this should be specific to this use.

Trustee Kellerhuis inquires about the trees in the pictures. Barb states those are on the south side of the property in the open space. Trustee Sameshima asks about the drainage off the building. Barb said more than likely would go into the trail area, which is ten feet from the building. Trustee Theorine suggests gutters to send moisture into the detention pond. Trustee Theorine inquires about the road to the east. Barb Brunk states it is an access road to the farming land. He asks about the line of site with the current fence and new fence. Barb Brunk states that will be part of the site plan review when ready to build to make sure correct. Trustee Kellerhuis asks about the weeds in the detention pond. Mike Sovereign states those are mowed every year and the cattails return every year. Trustee Theorine asks if the chain link and barbed wire fence would be removed. Mike Theorine says yes along east and south side it would be the building, which would be easier to maintain, plans on using tag resistant paint and would provide a much better land use for the driveway and parking area for the RVs. Trustee Luce asks about landscaping. Barb Brunk states the town would be responsible for the outside along the trail. Trustee Kellerhuis asks about a mural on the side of the building. Mike would be willing to work with the town on that. Trustee Theorine asks that if the zero setback were approved would there be insurance coverage if something were to carry over from the RV site to the town site. Mike Sovereign states they do carry liability insurance and each instance would need evaluated. They are planning extra enforcement with concrete at the base of the structure. Trustee Roth asks how kids will be kept off. Mike Sovereign states it

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will be a 14' building with metal fence at both ends so hopefully the kids will stay off. He also states at the Planning Commission meeting it was discussed that the town would possibly put lights and/or cameras on the building for the trail use. Barb Brunk states all this can be fine-tuned on the site plan review.

Mayor Lagrimanta closes the public hearing at approximately 6:35 p.m.

Motion made by Trustee Theorine and seconded by Trustee Roth to approve Resolution 2020-0008 Approving Kersey Storage Side and Rear Yard Setback Variance. Motion carried with a 7-0 vote.

### **Introduction of New Recreation Specialist**

James Neill introduces Kaylee Guerin as the recreation specialist. She has been working for about two weeks.

### **New Business:**

1. Wagon Wheel Liquor License Renewal – Justin Lewallen  
Motion made by Trustee Theorine and seconded by Trustee Roth to approve the liquor license renewal for Wagon Wheel Liquor store. Motion carried with a 7-0 vote.
2. Approval of Resolution 2020-0007 Amending the Kersey Tree Board and Establishing Membership Qualifications, Terms, and Vacancies  
Christian states this request came from the Tree Board, which was re-activated in 2016. They are busy adding members and holding activities. They have requested to change their ability to put people on the board that do not live in Kersey proper, just outside of city limits. The executive board would have six members and all other members would be advisory members. The board would be elected and appointed. The board of trustees gives them authority and they would request non-residents to serve. Christian notes that the Tree Board is an advisory board only.  
Motion made by Trustee Luce and seconded by Trustee Roth to approve Resolution 2020-0007 Amending the Kersey Tree board and Establishing Membership Qualifications, Terms, and Vacancies. Motion carried with a 6-1 vote with Trustee Kellerhuis voting no.

### **Old Business**

1. Project Updates
  - a. Community Center – Christian stated that the community center is complete. Barb Brunk presents options for the sign, whether an informational sign or a marker sign, lit or unlit. If a lit sign were requested, a policy for lit signs in residential areas would be needed. She will get estimates on both and estimates \$5K to \$10K. The Trustees agree that some sort of sign is needed, people wonder what is going on in the new building.
  - b. Town Center – Christian states that the site is amazing with 20 people working at a time. The structural steel is installed and the reclamation is going well. New footings have been installed with a lot of underground work being done now. They are two weeks ahead of schedule anticipating completion at the end of July. The structure has a large solar component for which a solar provider was chosen last week. There will be 92 panels on the roof. There will also be an electric charging station.
  - c. Centennial Trail – Christian states the biggest piece to consider was finished up tonight. The appraisal came back, which was reasonable and should finalize the land deal next week.

### **Staff Communication**

1. Chamber of Commerce – Trustee Luce stated that they had a meeting with the mayor and the Small Business Administration program was well attended. They plan on doing similar programs quarterly.
2. Tree Board – Trustee Salser states the Tree Board received two grants. The Colorado Tree Coalition grant will fund \$1500 for 14 trees at Centennial Park. The Xcel Energy grant will fund \$1585 for trees on the east side of First Street off Highway 34. April 14<sup>th</sup> will be their workday at the parks. April 23 will be the planting day with April 24<sup>th</sup> being Arbor Day Celebration. Josh is working on the watering system, still using the tanks at this point.
3. Town Manager – Christian Morgan states he has attached the Botcher grant closing report that he completed for the \$40K grant to the Community Center. He was selected to be part of the scholarship project with Aims Community College. He also presents the financials, which shows sales tax 17% over last year. No new single-family home building permits have been pulled yet. We have had several commercial and annexation inquiries. He recently testified at the Commissioner hearing regarding the gravel pit near the parkway. The High Plains Library District is voting on March 16<sup>th</sup> about the contract for

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this building. He met with the chief today regarding a plan to deal with COVID-19 and to be consistent with Platte Valley Fire District. Mayor Lagrimanta states the school board discussed as well last night at their meeting. Christian will try to schedule a Tri-Board Meeting in April. The rooms for the Westminster location for CML conference were booked. He attended the State Environmental meeting and will apply for bronze standing for Kersey. He also attended the Economic Development conference at the beautiful Commerce City Recreation Center. An executive session will be held tonight for his annual evaluation.

4. Town Attorney – no report.

### **Board of Trustee Communications**

Mayor Lagrimanta inquired about the recent power spike at the WWTP. Christian states the plant was also undergoing a software update at the same time. Mark had to manually run the plant. He will be contacting Xcel Energy and Century Link again regarding this issue. Mayor Lagrimanta states the downtown businesses are concerned about the lack of street sweeping on the west side of the First Street. He also states he sees dogs running the town at all hours of the day. He would like to invite downtown property owners in to help them upgrade their businesses with grants and ways to promote their businesses. He suggests a sign off the highway promoting the downtown businesses. Mayor Lagrimanta also asks if there is something that can be done about the parking in front of community mailboxes. He recently saw a person have to stop in the middle of the street to walk over and get her mail. Wonders about a “No Parking” sign in front. Trustee Kellerhuis inquires even about yellow curb paint. Christian states that this is the homeowners parking areas. Suggest maybe working with the post office to possibly move the mailboxes.

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 unanimous vote.

After a five minute recess, a motion was made by Trustee Theorine and seconded by Trustee Luce to go into Executive Session for discussion of a personnel matter under CXRS Section 24-6-402(4)(f) and not involving: any specific employees who have requested discussion in the matter in open session; any member of the City Council or any elected official; the appointment of any person to fill an office of the City Council or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees: Annual town manager evaluation. Motion carried unanimously. The board went into executive session at approximately 8:10 p.m. Present in executive session were Mayor Gary Lagrimanta, Mayor Pro Tem Nathan Roth, Trustee Clay Luce, Trustee Michael Theorine, Trustee Allen Salsar, Trustee Bob Kellerhuis, Trustee Stan Sameshima, Town Manager Christian Morgan, and Town Attorney Rick Zier.

Regular session resumed at approximately 9:00 p.m. Motion was made, seconded, and voted unanimously to adjust the Town Manager’s salary to increase by 15%.

### **Adjournment**

Mayor Lagrimanta adjourned the meeting at approximately 9:15 p.m.

Respectfully submitted,

Julie Piper  
Town Clerk