

**TOWN OF KERSEY
BOARD OF TRUSTEES REGULAR MEETING
JULY 10, 2018 – MINUTES**

The Kersey Board of Trustees met in a regular meeting on Tuesday, July 10, 2018, at the Kersey Town Hall. Mayor Gary Lagrimanta at approximately 7:00 p.m. called the meeting to order. Trustees present were: Case DeVries, Bob Kellerhuis, Nathan Roth, Michael Theorine, and Allen Salsler. Trustee Sameshima was absent.

Audience present were: Erin Johnson and Greg Cecil.

Town Staff present were: Julie Piper, Town Clerk, Christian Morgan, Town Manager, Rick Zier, Town Attorney, Dave Gottschalk, Chief of Police, James Neill, Recreation Director, Mark Herrick, Operations Manager, Barb Brunk, Town Planner, and Haley Curtis, Deputy Town Clerk.

Pledge of Allegiance

Oath of Office - Julie Piper administers the oath of office to Haley Curtis for Deputy Town Clerk.

Consent Agenda

1. Approval of the consent agenda to include approval of the minutes of the June 12, 2018 regular meeting and June 26, 2018 special meeting and approval of bills paid. Motion made by Trustee Roth and seconded by Trustee DeVries to approve the consent agenda. Motion carried with a 6-0 vote.

Public Invited to be Heard

New Business:

1. Approval of Platte River Fort Liquor License Renewal – Erin Johnson, Manager, is present. Chief Gottschalk and Christian Morgan state there have not been any issues. Motion made by Trustee DeVries and seconded by Trustee Roth to approve the liquor license renewal for the Platte River Fort. Motion carried with a 6-0 vote.
2. Cecil Farm's Annexation with Approval of Resolution 2018-0024
Barb Brunk reviews the staff report stating the annexation will be for 133 acres directly north of town along Highway 34 and CR 51. The property is currently zoned ag with O&G production and will be farmed until it can be commercially developed. She states approval of this resolution does not commit the board to the annexation just accepts their application and sets the public hearing for August 14th. Referrals will be sent out and notices published and posted. Trustee DeVries inquires why CR 51 is not included in the annexation. Barb states due to the fact it is a dirt road and would require maintenance from the town. Motion made by Trustee DeVries and seconded by Trustee Roth to approve Resolution 2018-0024 Finding that the Petition for Annexation of Certain Property Known as the "Cecil Farms Annexation" is in Substantial Compliance with the Requirements of CRS 31-12-107(1) and Establishing a Date for Public Hearing Before the Board of Trustees of the Town of Kersey, Colorado to Consider Proposed Annexation. Motion carried with a 6-0 vote.
3. Approval of Ordinance 2018-0006 Repealing Chapter Four, Article IV, Sections 4-114 through 4-124 within the Code Which Established the Sales Tax Incentive Program
Christian explains that the retail expert that we had at last month's meeting has reviewed our economic policies and code and advises that the sales tax incentive program be repealed. Each incentive request should be handled on an individual basis, not having the code dictate. Upon repeal of this incentive, a new policy will be developed. Further discussion regarding the pros and cons of the ordinance.
Motion made by Trustee DeVries and seconded by Trustee Roth to approve Ordinance 2018-0006 Repealing Chapter Four, Article IV, Sections 4-114 through 4-124 within the Code Which Established the Sales Tax Incentive Program. Motion carried with a 4-2 vote with Trustees Kellerhuis and Theorine voting no.

Unapproved Minutes – 7/11/18

4. Approval of Resolution 2018-0025 Establishing Policy Pertaining to Special Districts within the Town of Kersey.

Christian explains that this will establish a policy for special districts within the Town. When developers want to develop, it also comes with infrastructure to include sidewalks, roads, and utilities which comes with a large cost. Special districts are put together to approve a revenue stream with a mill levy on property tax for the area being developed and not the entire town. With this policy, the town board would approve the service plan that is put together by the special districts. The special districts would pay for any additional legal or financial advising as well. The average mill levy for the state is 50 and Christian feels maybe 55 would be a good mill levy for the town. Motion made by Trustee Roth and seconded by Trustee DeVries to approve Resolution 2018-0025 Establishing a Policy Pertaining to Special Districts within the Town of Kersey. Motion carried with a 6-0 vote.

Old Business

Staff Reports

1. RH Water & Wastewater – Richard Hopp states the WWTP was in compliance for the month of June. This past Sunday a pump failed and had to be changed out. It has been sent to Greeley Electric to rebuild to have a spare on hand. The bisulfate pump also failed. Six loads of sludge were scheduled for removal, however, due to mechanical problems on the hauler's side, only five loads were hauled out. WET test is scheduled for next month and water testing next week. Lead and copper testing is finally completed with only one resident above the limit. The next testing will be started at the end of August. No other issues at this time.
2. Operations Manager – Mark Herrick states a six foot privacy fence will be put up around the water tanks at Memorial Park to have them enclosed and to look better. The seasonals are doing continued work on the weeds, which have been bad this year. A chain link fence will be put up around the Town Hall generator for safety reasons. A change will be made to the front of town hall landscaping. He is working with the fire department to start hydrant testing/flushing next week. They have also cleaned up the green dump site to make it easier to navigate. The Kohler Park pavilion has been painted and a better sign for the park reservations. He had a demo with a new company regarding the thermal paint for crosswalks. The lines and crosswalks will be completed before school starts.
3. Recreation Director – James Neill states he met with the rep from the staining company for the basketball court and is still hopeful this will be completed for Kersey Days. Splash Day is this Friday and the seasonal help will be helping him. The last movie night had 75 to 80 people attend and the next one is July 20th. The father/son camp out at Platte River Fort is scheduled for the last week of July. Family swim night is the last Friday of the month as well. Kersey Days are coming along. Changes have been made to some of the events to change things up, save on costs, and are more activity based in hopes of keeping people at the park longer.
4. Tree Board – Case DeVries states today's meeting was rescheduled to July 17th after their workday at the west wedge. Christian Morgan notes he was a speaker at a recent arborist conference and everyone in attendance was impressed with all the work our Tree Board has done with limited funds.
5. Chief of Police – Chief Gottschalk reviews his report and the stats. Officer Gonzalez is continuing field training and should be ready for shift work by the end of the month. Many officers have been attending training as well. He has arranged for the Colorado Rangers to do security for Kersey Day's beer garden and general security.
6. Town Manager – Christian reminds the board that the work session is rescheduled to next Tuesday the 17th at 6:00 p.m. and to be at Town Hall by 5:30 for pictures to update the website and the lobby wall. The audit will be presented and special meeting may be held to approve a procurement policy. A representative may also attend regarding broadband options. The Centennial Trail project is coming along. He met with a property owner to present Option C and they even thought of a different option. An appraiser will be doing an appraisal in the near future of the land. The Community Center at the Grange was inspected by Safebuilt and the asbestos report was better than anticipated. He will be working with the engineers and Barb Brunk prior to start the bid process. Kathy Berryman reported that Trustee Sameshima is improving daily. He will be contacting McCarthy regarding a ramp at his property and Kathy has set up a painter and needs more donations for the project and anyone willing to help should contact her directly. He reminds the board of the BBQ at the SIEP location on CR 63 put on by 70 Ranch. Trustee Theorine inquires about the two police vehicles from the fire department. Christian states we will acquire those as soon as they take delivery of their new vehicles. Trustee Kellerhuis inquires about the skid steer that was returned. Christian states the lease was termed so no additional funds were required.

7. Town Attorney – Rick Zier asks that an addition be made to the monthly motion of policies, letters, and memorandum.

Board of Trustee Communications

Executive Session

Motion was made by Trustee DeVries and seconded by Trustee Roth to go into Executive Session for discussion of a personnel matter under CRS Section 24-6-402(4)(f) and not involving: any specific employees who have requested discussion of 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: Engineering Services.

The board went into Executive Session at approximately 9:05 p.m. Present in the Executive Session were Mayor Gary Lagrimanta, Trustees Roth, Theorine, DeVries, Salser, and Kellerhuis, Town Manager Christian Morgan, Town Attorney Rick Zier, Town Clerk Julie Piper, and Deputy Town Clerk Haley Curtis.

Regular session resumed at 9:30 p.m.

Motion made by Trustee DeVries and seconded by Trustee Roth to authorize the Town Attorney to prepare any required resolutions, agreements, ordinances, policies, letters, and memorandum 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 memorandums. Motion carried with a 6-0 vote.

Adjournment

By unanimous vote, Mayor Lagrimanta adjourned the meeting at approximately 9:35 p.m.

Respectfully submitted,

Julie Piper, Town Clerk