

**TOWN OF KERSEY
BOARD OF TRUSTEES REGULAR MEETING
JULY 14, 2020 – MINUTES**

The Kersey Board of Trustees met in a regular meeting on Tuesday, July 14, 2020, at the Kersey Community Center, 215 2nd Street, Kersey. Mayor Gary Lagrimanta at approximately 6:04 p.m. called the meeting to order. Trustees present were Mike Theorine, Stan Sameshima, Nathan Roth, Clay Luce, Michelle Vannest, and Allen Salser.

Audience present: Jay Kernen, Western Equipment & Truck, Andy Jones and Bill Hughes, Attorneys for WETCO.

Town Staff present: Christian Morgan, Town Manager, Rick Zier, Town Attorney, David Gottschalk, Chief of Police, Robert Chamberlain, Police Officer, Barb Brunk, Town Planner, Julie Piper, Town Clerk, Haley Curtis, Deputy Town Clerk, and James Neill, Recreation Director.

Pledge of Allegiance

Swear in New Police Officer

Julie Piper administers oath to new police officer, Robert Chamberlain.

Additions to the Agenda

Consent Agenda

1. Approval of the consent agenda to include approval of the minutes of the June 9, 2020 regular meeting and June 23, 2020 special meeting, approval of bills paid, and approval of bills to be paid. Motion made by Trustee Theorine and seconded by Trustee Vannest to approve the consent agenda. Motion carried with 7-0 vote.

Public Invited to be Heard

No public comment.

New Business:

1. Western Truck Body Shop: Raw Water Supply
Barb Brunk states the site plan agreement for the Western Truck Body shop was submitted in June of 2018. The applicant has been working since that time to finalize the process and the raw water supply to comply for the fire suppression pond and requirements for the new construction. Rush Truck Center and NALCO are not included in the raw water requirements as they have their own source. The property owner requested this agreement to reduce the cost of water required. They are requesting well water to be used for the outside irrigation. The agreement also states each project will be reviewed on a case-by-case basis. Regular potable water will be required inside the buildings. Well water will be used in the fire suppression pond and Platte Valley Fire District will inspect. The water supply agreement was reviewed by all parties with a few comments but nothing that changes the context of the agreement. It was verified that it is legal to transfer the water from the fire pond to Lot 2. Rick Zier states the applicant added provisions. He recommends the board approve the agreement after staff revisions.
Trustee Theorine asks to clarify the transfer of the CBT from the pond to the user as long as there is a source for the pond. Trustee Roth asks is Western Equipment and Truck agree, which Andy Jones states they do. Motion made by Trustee Luce and seconded by Trustee Theorine to approve Resolution 2020-0015 Approving Water Supply Agreement for Highway 34 Transportation Center Subdivision Replat with final editing done by staff on the water agreement. Motion carried with a 7-0 vote.

Approved Minutes – 08/11/2020

2. ADA Policy Presentation – Haley Curtis, Deputy Town Clerk
Haley states this policy is to get the town to where it will be ADA compliant. The new buildings are ADA compliant and some work will probably need to be done at the wastewater treatment plant. This will be evaluated at some point. ADA requires a coordinator, complaint form, and internal policies. Haley attended a two-day seminar put on by CIRSA. Christian Morgan asks what happens if a complaint is received. Haley states the complaint would be evaluated by the facility manager and/or street manager and then determine whether the complaint is valid and required. Evaluation of the streets also needs to be done for handicapped access but not required to change on existing streets, only when upgrades are made. Haley states the ADA requirements are budget driven. Trustee Theorine suggests including the ADA upgrades while doing the storm drain changes and suggests looking for a grant. Rick Zier states he has reviewed the policy and resolution. Christian Morgan states these topics are often overlooked in small communities and thanks Haley for all her hard work on this. Motion made by Trustee Theorine and seconded by Trustee Roth to approve Resolution 2020-0006 Regarding Non-Discrimination on the Basis of Disability. Motion carried with a 7-0 vote.

Old Business

1. Project Updates
 - a. Town Center – Christian states he can give the board a tour anytime. The contractors are finishing the drywall and working Sunday on tape and texture. It is a very stressful time right now. They are still on track to be ready for move in first week of August with 20 to 30 subcontractors working at a time. Mayor Lagrimanta inquires about a grand opening. Christian states that will have to be planned and figured out with social distancing in place. Trustee Theorine suggests the AV department at the High School do a virtual tour.
 - b. Centennial Trail – Christian states there is a tentative agreement on the price for the land deal. CDOT has approved re-imbusement. The fence along Latham Ditch was taken down by Kersey Community Church who is using it for scrap money.

Staff Communication

1. Chamber of Commerce – Trustee Luce states the Chamber met last Tuesday. They have donated money to the Senior Lunches. They are putting together snack bags to hand out at Kersey Days. Their meetings are held at Kersey Community Center.
2. Tree Board – Trustee Salser states there is no meeting in July and next one will be in August. Christian Morgan states he is very impressed with all the work the Tree Board has completed this spring. He also states public works is working on installing underground tank with a drip system to water Memorial Park. They will fill the tank with the jet truck.
3. Town Manager – Christian Morgan notes that on the west wedge a fence will be installed near the Lion's Club sign around to the jersey barriers the week of July 27th. He asks the board about options for placement of the Centennial rock in front of Town Hall. This will need to be moved. The intent was placement at Centennial Park. Different options are at Kersey Community Center, near the future museum site, move the Hand Sculpture and place there. He has been in communication with Xcel Energy regarding the constant outages and "they are doing everything they can". He hopes to meet with them in August or September. They are switching substations so hopefully that will fix the issue. The problem is they do not track "blink outs" only substantial outages. In follow-up to the question if the town can institute certain qualifications to run for a board but we are a statutory town and follow those requirements. Further discussion of options after the election. A special events permit will be reviewed for the CML regional meeting to be held in Kersey in late September. The 70 Ranch will be the sponsor. Christian states he will be out of the office Thursday and Friday. As part of the budget for this year, there were new vehicles for Town Manager and Recreation. Through the state bid, the recreation department purchased a Toyota Tacoma, which was picked up this last weekend. He reviews the sales tax reports. Everything is down a little and will be conservative with the budget next year. He is starting budget meetings with department heads this month. He signed a deal with Nextiva for a VOIP phone service at the new Town Hall. The new Town Hall will have Rise for internet with Century Link as an option as well. He is finalizing the lease purchase agreement with First National Bank for \$1 million. The closing for High Plains Library district will be August 17th. An underground tank was not located as the state indicated. Christian states that due to COVID, the last board meeting at old Town Hall was in February and August meeting should be held at new Town Hall.
4. Town Attorney – No report.

Board of Trustee Communications

Trustee Theorine, Trustee Roth, and Mayor Lagrimanta all received anonymous letters regarding the nuisance and appearance of 601 First Street. The board and town manager note that this property is not within the town limits so nothing can be done by the town. Trustee Theorine inquires about the time capsule. Christian states it is on order and if you have anything 2020 related to include, bring to the August meeting. Trustee Roth asks when weeds at Hwy 34 and 9th Street will be moved as it is hard to see around in the smaller cars. CDOT was mowing Highway 34 today. Mayor Lagrimanta verifies if the new businesses in town have gotten their business licenses. Julie Piper says all are in compliance.

Motion made by Trustee Theorine and seconded by Trustee Sameshima 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.

Adjournment

Mayor Lagrimanta adjourned the meeting at approximately 8:05 p.m.

Respectfully submitted,

Julie Piper
Town Clerk