

**TOWN OF KERSEY  
BOARD OF TRUSTEES REGULAR MEETING  
August 2, 2022 – MINUTES**

The Kersey Board of Trustees met in a regular meeting on Tuesday, August 2, 2022, at Kersey Town Hall, 446 First Street. Mayor Gary Lagrimanta at approximately 6:03 p.m. called the meeting to order. Trustees present were Nathan Roth, Michelle Vannest, Stan Sameshima, and Karen Dusin. Trustee Theorine was excused for Military Duty.

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

Audience Present: Luke Gardner, Kurt Smith and Heather Smith.

**Pledge of Allegiance**

**Additions to the Agenda:** Christian Morgan says Ordinance 2022-0004 in your packet was replaced by the one on your desk. They contain the content, but a few mistakes were corrected.

**Consent Agenda**

1. Approval of the consent agenda to include approval of the minutes of the July 12, 2022 regular meeting, approval of bills paid, and approval of bills to be paid. Trustee Vannest recused herself, as she has a reimbursement check in the batch. Motion made by Trustee Roth and seconded by Trustee Sameshima, to approve the consent agenda. Motion carried with a unanimous vote.

**Public Invited to be Heard – None**

**New Business**

1. Milton's Store Sign Permit Waiver  
Danna Ortiz state the current signs predate the sign code, so there was not a permit for the existing signs. There are 3 variance requests with this permit. 1- The total square footage of signage for the gas station, convenience store and car wash total 325 square feet (vs permitted 150 square feet), 2- The height of the existing freestanding sign to be 44.5' (vs. the permitted 18'), and 3- The electronic message board to remain on the freestanding sign (code prohibits). Danna goes on to review the information outlined in the packet. Staff does not believe these variances will impact the neighborhood's character, nor diminish the value, use or enjoyment of adjacent properties. The free-standing sign has been part of the neighborhood for decades. The majority of the signs have been on the property for year, the only new sign that will add square footage is on the bottom of the freestanding sign. Staff believes that to have the least impact on the neighborhood. The signs will not create practical difficulties or unnecessary hardships. Staff recommends approval of the waiver to the sign code as requested. Board of Trustees agree, the application is fine.  
Motion made by Trustee Vannest and seconded by Trustee Roth to approve Milton's Store Sign Permit Waiver, as requested. Motion carried with a 5-0 vote.
2. Approval of Resolution 2022-0012 Accepting the 2021 Town of Kersey Annual Financial Report Prepared by Tim Chavies and Associates, Inc., Certified Public Accountants  
Christian states Chad was present at the July 26, 2022 work session, where he presented and reviewed his findings from the 2021 Audit. He (Chad) will send the audit to the State. We are obligated to do this annually with an external auditor. No real issues came up in the process, staff and the mayor were interviewed. Christian says, this process has improved every year, the staff puts in a tremendous amount of work for the audit. Tonight's resolution is to accept the audit, and grant permission to submit it to the State.  
Motion made by Trustee Roth and seconded by Trustee Vannest to approve Resolution 2022-0012 Accepting the 2021 Town of Kersey Annual Financial Report Prepared by Tim Chavies and Associates, Inc., Certified Public Accountants. Motion carried with a 5-0 vote.

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3. Approval of Resolution 2022-0013 Approving a Mid-Year Wage Adjustment for All Regular Employees Christian states, we talked about this at the last (July 26, 2022) work session. This is a 5% wage increase for all regular employees, including full time, part time, seasonal, to help with inflation. Motion made by Trustee Vannest and seconded by Trustee Dusin to approve Resolution 2022-0013 Approving a Mid-Year Wage Adjustment for All Regular Employees Motion carried with a 5-0 vote.
4. Approval of Ordinance 2022-0004 Amending Article 4, Section 13-302 of the Kersey Municipal Code to Include Specific Language Relating to Adoption of a Budget Water Tap Christian goes on to say, in the information in front of you, you will find an Ordinance and a DRAFT of the corresponding policy. Christian has spoken with CWCWD, SafeBuilt, Rick and the Staff. Currently the standard residential water tap is 5/8". This would create a 1/2", so if you meet the criteria, you could run two homes on a single share of water. This would require a non-potable source of water as well. Only one section in the Code will need to be adjusted and we would pass a policy to make it easier to amend it when necessary. We operate on a tier system for billing up to 16,000 gallons is \$23.84 base fee plus actual usage. The budget will be the same rates, just cut in half. The budget tap will be up to 93,000 gallons per year. Mayor Lagrimanta inquires about the math presented in the new (on the desk) information. Christian says, he wants to make sure that is clear. The Board and Christian discuss the math (gallons, rates, etc) for clarification. Christian says this is a very good example of why we want to put this in a policy, not directly in the Code. Motion made by Trustee Vannest and seconded by Trustee Roth to approve Ordinance 2022-0004 Amending Article 4, Section 13-302 of the Kersey Municipal Code to Include Specific Language Relating to Adoption of a Budget Water Tap. Motion carried with a 5-0 vote.

## Old Business

None

## Staff Communication

- a. Chamber of Commerce – Mayor Lagrimanta states there was a snafu in communication about the chamber meeting. Trustee Vannest went, and no one ever showed up. She was at the Community Center until about 6:15 (the meeting was scheduled for 5:45), and was not able to get ahold of anyone. Christian states, he tried to reach his contacts as well and was unable.
- b. Tree Board – Mayor Lagrimanta says he and Roberta Smith have been trying to get in touch with each other, but have yet to connect. Trustee Dusin says their regular meeting is Monday August 8, 2022.
- c. Town Manger – Christian states PDC will be here for their annual work day on September 7, 2022. He will work with Kurt on a project for that day. Thank you to PDC.

Danna and Christian met with Johnny Olson, the former CDOT Region 4 manager. They discussed the light signals (CR53 & Hwy 34, CR 49 & Hwy 34). Johnny is going to request a meeting with his Region 4 contacts. When it is appropriate, Christian will attend as well. They shut us down a few years ago. Johnny played a significant role in getting those lights, so Christian is hopeful for a better turn out.

Christian and Barb have been working with NALCO to get their lot into compliance. NALCO owns that lot to the East of the new Penske Building. They have been operating out of temporary buildings. We have told them they need to have a permanent building. They have announced, they will comply. It will be a process, but they will have a permanent building, hopefully in a year or so.

Last week Christian closed on the pie shaped (Hall Irwin) piece of land behind KB Tools. ARPA funds were used to purchase that, because it has been identified as a storm water detention area. So this year when there is a concert for Kersey Days, they will officially be on our land.

We are under contract with Union Pacific for the elevator across the street. His recommendation is to get through the purchase and then start making plans. He is hopeful that maybe in 90 days we will be at that point.

There are two large multi family lots in Berryman under contract by a private party. Christian has met with them

Today was the first day we had out part time person out in the street sweeper. He will be dedicated to sweeping. His name is Jack.

Tomorrow at 5:30pm we will be decorating the float at the Waste Water Plant.

Thursday at 7:00pm we will be picking sweet corn, at the Morgan residence. Christian says hail shredded the plants, but the corn seems to be okay.

Dollar General is set to open by the end of the month.

We have extended and offer to a candidate for the front desk position, that person is scheduled to start Monday August 15, 2022.

Kurt got the broom for the UTV working, he thinks it might work on the weeds in the street, and it will for sure work on the stagnant standing water.

Thursday Christian will be presenting to an affordable housing group. We are working on getting a consultant to help us. The Loveland model is very intriguing, they financially regulate their affordable housing or workforce housing. Some discussion ensued about possible ways to ensure affordable housing remains affordable.

September 10, 2022 at 8:00am is the first 2023 budget retreat.

Christian has put out a snow removal RFP contract and a new snow plan. We will do the best we can, but we just don't have the manpower to do what we have done in the past. Christian thinks it is live on the website right now, if not it will be first thing in the morning.

- d. Town Attorney – There will never be a certain time line in working with Union Pacific, we have to do our due diligence.

### **Board of Trustee Communications**

Trustee Dusin – The seniors are happy with the weeds being taken care of and the sweeping.

Trustee Vannest – Put together some stuff for the float, it's on the table if you would like to take a look.

Trustee Sameshima – Thanks to Staff for working so hard.

Trustee Roth – Echo Trustee Sameshima, thanks to Staff.

Mayor Lagrimanta – Thanks Kurt, you are everywhere and nowhere at the same time. It's a one man show. Christian says, Haley has been working the front desk and doing her job, he is very appreciative of how hard everyone is working.

Mayor Lagrimanta asks Luke if he has questions or anything he would like to say. Luke inquires about the "list" he heard mentioned earlier. Mayor Lagrimanta says, we have a list of private companies who would help with snow removal, the past the staff (Mark, Josh, Christian and James) have done that. Christian says, there is also a "list" for notifications for when we release RFP's. Rick says, it's a notice list not preferred vendor. Luke says thanks for everything, we want to help and want to be part of the community.

Motion made by Trustee Roth 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

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sign all such resolutions, agreements, ordinances, policies, letters, and memoranda. Motion carried with a unanimous vote.

**Adjournment**

Mayor Lagrimanta adjourned the meeting at approximately 7:05 p.m.

Respectfully submitted,

Haley Curtis  
Deputy Town Clerk