

Nederland Downtown Development Authority Minutes for January 21, 2010

Board members present: Bunny Spangler, Betty Porter, Steve Culver, Will Guercio, Director Paul Turnburke, Teresa Warren and Ron Mitchell.

Absent: Ken Adler.

Also present: Lynn Hirshman, Susan Tate, and Mike Massa.

Meeting called to order at 8:08 A.M.

1. Susan Tate said she is working on the Frozen Dead Guys Days and the Chamber got permission to close First Street on that Saturday to motor vehicles. They are planning on making that Sunday a kid and family friendly day.
2. Paul Turnburke said he had spoken to David Jagger and he is putting his building on First St. up for sale.
3. Betty Porter gave her report on the BOT meeting. The Cannabis Festival was voted down 4 to 2 in a very orderly meeting. Betty said the Safebuilt agenda item was moved to an executive meeting. They are working on language for a lodging tax to put on the April ballot and the water rate schedule was approved. Betty said she will be gone during the month of Feb. and will try to get either Roger Cornell or Marci Wheelock to take her place at our NDDA meeting.
4. Teresa Warren said she has been signing checks for the sidewalk project as previously approved. Teresa said that her observations over the last few weeks have shown there is still a big problem with business owners and employees parking all day in prime areas around downtown. Teresa said she would still like to see time limits imposed when the sidewalk project is completed and new signs go up.
5. Paul Turnburke said he has been working with Tim Underwood to investigate snow removal machinery and leasing or lease to purchase options. They are working to get some demonstration vehicles up here in March to try out. They are also looking for something that can be utilized all year long.
6. Teresa Warren said she has already been contacted by a business about adopting a planter this summer and she would like to see the NDDA start planning again for this program for this summer.

7. Next up was the approval of the minutes from our last NDDA Board meeting.

Betty Porter made a motion:

To approve the minutes from the December 17th, 2009 NDDA Board meeting as written.

Steve Culver 2nd the motion. Motion was approved five for and one abstained. #012110-1.

8. Paul Turnburke read through his draft for the NDDA 2010 Action Plan. After some discussion and suggestions for changes a motion was made.

Ron Mitchell made a motion:

To approve the NDDA 2010 Action Plan with the changes suggested and to present the Action Plan to the BOT for their review.

Bunny Spangler 2nd the motion. Motion passed unanimously. #012110-2.

A copy of the Action Plan will be attached to these minutes.

9. It was suggested that we pass a motion for paying Director Paul Turnburke every month so we wouldn't have to approve his check every month.

Betty Porter made a motion:

To approve a check payment to Paul Turnburke of \$1000.00 the first of every month in 2010 for his work as the NDDA Director.

Ron Mitchell 2nd the motion. Motion passed unanimously. #012110-3.

10. Mike Massa gave his NDDA financial report. Mike said the Mutual of Omaha Bank has paid their \$15,000.00 for their SRU portion of the sidewalk project. Mike said at this time with the sidewalk project on hold we are in a holding pattern with our money in the bank.

Mike said we needed to approve a few bills.

Bunny Spangler made a motion:

To approve the registration fees for Teresa Warren to attend the Downtown Colorado, Inc. Conference in Denver, with the Town of Nederland donating back the scholarship funds to the NDDA.

Betty Porter 2nd the motion. Motion was approved, Teresa Warren, Steve Culver, Bunny Spangler, Betty Porter and Will Guercio voted for and Ron Mitchell abstained. #012110-4.

Bunny Spangler made a motion.

To approve payment for two bills. \$10.01 to the Business Connection and \$975.00 to Accounting Specialist.

Betty Porter 2nd the motion. Motion was approved unanimously. #012110-5.

11. Under new business, Ron Mitchell said he would like to see development ideas and proposals for development within the NDDA presented to the NDDA Board for approval before presenting the plans to the Town. Paul Turnburke asked what procedures should we follow and has had discussions with Jim Stevens about this. Paul said he would like the Town to give a copy of the plans submitted to the Town Planning Commission to the NDDA for review so we could give our comments to the Planning Commission. Paul suggested we implement a policy that we don't formally approve any plans before those plans have been properly submitted to the Town and the Planning Commission. Teresa Warren said she would like to see that it is written in the Town Code that the NDDA receive a copy of any plans for new development within the NDDA limits.

Steve Culver made a motion:

That the BOT add to the Town Code a requirement that for any plans for development within the NDDA boundaries that the Town of Nederland receives, that they give a copy of those plans to the NDDA for NDDA to review and present comments to the BOT and the Town Planning Commission.

Will Guercio 2nd the motion. Motion passed unanimously. #012110-6.

After more discussion on this subject the NDDA decided to come up with a policy for new developers who wanted to present their plans to the NDDA before going to the Town Planning Commission.

Ron Mitchell made a motion:

To create a policy that upon prior approval to add to the NDDA Board meeting agenda, the NDDA Board will entertain a presentation for development within the NDDA boundaries from developers on only an informational basis and not for any formal approval or disapproval; before the developer submits their plans to the Town Planning Commission.

Bunny Spangler 2nd the motion. Motion was approved unanimously. #012110-7.

12. The NDDA Board began a review of the Downtown Nederland Parking Study. We will continue the review and discussion at our next meeting starting on page 12.

13. Joy Lujan with the National Park Service Rivers & Trails Program introduced herself and explained what her department can do for certain projects. Teresa Warren explained who the NDDA was and what we would like to accomplish with the Riverwalk area.

Joy said just because our application for funds was denied doesn't mean there are not other ways they can provide assistance. Joy said there are three areas that they focus on.

1. Help to research funding sources.
2. Gather information from community members on what they want.
3. Review Grant applications to make them stronger.

Joy said there are several different funding sources we could approach with our ideas and plans.

After more discussion on what we were looking for and what the National Park Service Rivers & Trails Program might be able to assist us with, Paul Turnburke offered to show Joy Lujan the riverwalk area to give her a better understanding on how that relates to our Master Plan and other trail plans within the Town.

14. Our next NDDA meeting will be on Thursday, Feb. 4th. The meeting will take place at 8:00 AM at the Pioneer Inn, unless otherwise notified.

Teresa Warren adjourned the meeting at 9:52 AM.

Submitted by Stephen Culver, Secretary.