

Nederland Downtown Development Authority Minutes for October 21, 2010

Board members present: Jonathan Beggs, Bunny Spangler, Steve Culver, Udo Sille, Ken Adler, Rob Joseph, Teresa Warren and Director Paul Turnburke.

Also present: Diane Flemming, Lynn Hirshman, Town Administrator Alisha Reis, David Gersinson and Keith Larsen.

Meeting called to order at 8:06 A.M.

1. Public comment.

David Gersinson introduced himself and said he was here to listen in and to find out what is going on with the NDDA.

Diane Flemming thanked Paul Turnburke for attending their meeting with the Mayor on Oct. 18th and answering their questions about the NDDA. Diane stressed that the current conflict with some residents over development isn't personal, but there are many different views, ideas and concerns about what is happening in the town at this time. In relation to Diane's comments, Udo Sille said he had talked to Arden Buck about the same issues, particularly the maintenance of the sidewalks and the costs.

2. Teresa Warren talked about submitting a planning grant for the Riverwalk project by Nov. 1st. After reviewing the grant application, Teresa said we are not ready to apply for this grant at this time. Teresa said we need to get other entities and groups involved to properly submit the grant. Teresa said we should start working this winter to get others involved so we can proceed with applying for the same grant next year. Teresa suggested we could start by holding a workshop with PROSAB, (Parks, Recreation, Open Space Advisory Board). Teresa also said she would like to see the City of Boulder get involved with us on the Riverwalk project.

Teresa said that she and Paul Turnburke had been meeting with Mike Massa on putting together the NDDA budget for 2011.

3. Paul Turnburke thanked Town Administrator Alisha Reis for attending our meeting. Paul and Alisha met with CDOT officials on snow removal coordination. They came away from the meeting with a tentative agreement that everyone will try and work together on snow removal problems.

Paul has talked with Alisha about looking into having the Town Treasurer work with the NDDA.

Paul said there will be a BOT budget workshop on Oct. 26th at 6:00 P.M. The BOT will be looking over the NDDA budget in the 7-8 PM time slot.

Paul said the Peace Garden group has asked him to consider helping with beautifying the traffic circle in town.

Paul said the John Deere tractor has been delivered to the NDDA and has a storage space in a building next to the Community Center. Paul said Longs Peak Equipment will be bringing up the snow blade for the tractor on Friday and they will install it at that time. We will then only be waiting on the heated cab.

Teresa Warren brought up that the tractor is not insured at this time. Our NDDA attorney has suggested that the Town insure it through their fleet insurance. Alisha Reis said she would look into that.

Teresa Warren also said the NDDA attorney suggested an agreement with the Town about indemnification for NDDA employees through the Town.

Paul said that Donna Sue Kirpatrick will be planting 1000 daffodil bulbs around the planters in town this fall. Paul said Donna has put together a proposal for decorating the planters for the winter.

Paul said the survey work for the Brian Mahon Memorial Park, the dirt path next to the Best Western Motel and Phase 2 of the sidewalks is almost complete. Paul commented that the surveyor is very happy with his findings and that we have a lot more space to work with on the sidewalks to the Post Office.

Paul suggested forming a sidewalk committee to help oversee sidewalk issues and maintenance.

Finally, Paul said he is staying in contact with DRCOG on the two grant applications the NDDA submitted, in case there are any questions on the applications.

4. Rob Joseph updated us on the last BOT meeting and the NACC. Rob said that Kimba Stefane has resigned as President of the NACC and Blue Hessner is currently filling in until a new President is elected.

Rob said that Keith Nowicki gave notice that he will be leaving the BOT as soon as a replacement for his position has been appointed.

The BOT talked about the PROSAB bylaws and their action plans. They are considering appointing Roger Cornell to the Planning Commission. There was a discussion on the visioning process or Vision 2020 and are working on having a final proposal by July of 2011.

Rob said he will be meeting with the "Concerned Citizens Group" in town.

Rob said the next BOT meeting on Nov. 2nd will take place in the Community Center Theater room because of the election.

5. Paul Turnburke talked about the sidewalk maintenance planning. We have two drivers for the operating the tractor. Paul wants to reach out to business owners with sidewalks along their properties to let them know they are still responsible for keeping their sidewalks clean. Paul said everyone is beginning to talk about the maintenance of the sidewalks, but it will probably take a snowstorm or two to work out some of the final details.

6. Teresa Warren said she has a check from Boulder County for \$5154.93 to be deposited. This is more than we received last year at this time.

Teresa presented two bills for payment.

Ken Adler made a motion:

To approve payment of a bill from Loris & Associates, for \$1755.00, for early design work on Phase 2 of the sidewalk project and help with writing about the technical details in the grant application. To approve payment of a bill from the Mountain Design/Business Connection for various printing costs and supplies from March through Sept., for \$226.00.

Bunny Spangler 2nd the motion. Motion was approved unanimously. #102110-1.

7. Next up was the approval of minutes from previous NDDA Board meetings.

Udo Sille made a motion:

To approve the NDDA minutes from September 23, 2010, as written.

Jonathan Beggs 2nd the motion. Motion was approved. #102110-2.

Ken Adler made a motion:

To approve the NDDA minutes from October 7, 2010, as written.

Steve Culver 2nd the motion. Motion was approved. #102110-3.

Bunny Spangler made a motion:

To approve the NDDA minutes from Sept. 16, 2010, as written. This was a special meeting called for going over the DRCOG Grant application.

Steve Culver 2nd the motion. Motion was approved. #102110-4.

Ken Adler made a motion:

To approve the NDDA minutes from Sept. 9, 2010, as written.
Jonathan Beggs 2nd the motion. Motion was approved. #102110-5.

8. Under new business we discussed a Special Review Use Application from Nederland Central Business District Redevelopment, LLC., for a short term RV and bus parking lot. Paul Turnburke gave us a little history about this plan. Paul said this area was suggested as a parking area in the Parking Study that was done last year. Paul said there will be 16 spaces with water, sewer and electrical hook-ups.

Ken Adler suggested that as in previous SRU's, we should get an agreement from the developer to complete sidewalks around the project to connect to other sidewalks as they are completed.

Teresa Warren suggested shorter term parking then the proposed 30 day limit, and installing some privacy fencing along the south side of the lot to shield the neighbors across the street.

Jonathan Beggs said he would like to see restrictions on generator usage.

Other concerns brought up were about turning the lot into a long term trailer park; tenants using the area to set up shop and sell goods from their RV's. Board members would like to see Ron Mitchell submit a list of rules & regulations for the RV lot and a management plan for the business. It was agreed that a 14 day length of stay be the maximum. Generally there was concern about how the site would be managed and who would be responsible for overseeing and controlling the usage of the site. Would there be a site host?

Ken Adler made a motion:

To recommend to the Planning Commission to accept the concept of the plan with some reservations on some concerns that we would like to see addressed as follows.

1. That we get an agreement to install sidewalks around the project in the future to connect to adjacent sidewalks as they are completed.
2. That the maximum length of stay be limited to 14 days.
3. That there are restrictions on generator usage and other causes of excessive noise.

4. That we would like to see more specifics on the site plan for things like privacy fencing, dumpster placement and concealing, housekeeping of the lot and lighting of the lot.
5. We would like to see a copy of his rules & regulations for the users of the lot.
6. We would like to in the future review his management plans for the site.

Udo Sille 2nd the motion. Motion was approved unanimously. #102110-6.

Paul Turnburke said he would contact Ron Mitchell about our concerns.

9. Next up was a discussion of the 2011 NDDA Budget. Teresa Warren went over the draft of the budget of \$117,404.00. Teresa talked about the various budgeted expenses and where the revenues would come from and some of the limits on the revenues we have to follow. Teresa said she would like to see at some time in the future the Town of Nederland help contribute to our budget and show that we are true partners in this relationship.

Udo Sille made a motion:

To approve the NDDA 2011 Budget as presented before us.

Rob Joseph 2nd the motion. Motion was approved unanimously. #102110-7.

10. Jonathan Beggs has come up with an idea for letting people "Get to Know the NDDA". Jonathan has created a draft template of questions that NDDA Board members could answer to let people know who we are and how we came to be in Nederland and with the NDDA. Jonathan said this was a rough first draft and he would like others to give their ideas on what questions to ask. It would be like doing a series of interviews with each NDDA Board member and be a public relations communication from the NDDA. Someone suggested that the local newspaper could do a series of these interviews over the coming months on the NDDA Board and also, these interviews or bios could be posted on the Town website, along with pictures of each NDDA Board member. These ideas will be pursued in future meetings.

Udo Sille volunteered to call Barb at The Mountain Ear Newspaper to see if they would be willing to run these interviews.

Meeting was adjourned at 10:05 A.M.

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

Submitted by Stephen Culver, Secretary NDDA.