

Town Of Nederland  
NEDERLAND DOWNTOWN DEVELOPMENT  
AUTHORITY

NEDERLAND COMMUNITY CENTER 750 Hwy 72 Nederland, CO  
80466

Multi-Purpose Room  
October 15, 2014 @ 6:30 pm.

MEETING MINUTES

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A. CALL TO ORDER

Meeting convened at 6:35 pm.

B. ROLL CALL

Present: Amanda Kneer, Susan Schneider, Karina Luscher, Katrina Harms, Peter Marshall

Jeffrey Green arrived at 6:53

Absent: Kevin Mueller

Also Present: Town Treasurer Eva Forberger, Town Intern Alexander Armani-Munn

C. PUBLIC COMMENT ON NON-AGENDA ITEMS (Speakers limited to 3 minutes)

Patricia Everson of Nederland introduced Jaydene Morrison of Nederland who is the President of the Peak to Peak Rotary. Jaydene informed the Board that she is starting a satellite group of the Peak to Peak Rotary in Nederland. This is a service organization on the international and local level. The first meeting is November 6, 5pm to 7pm at the Pioneer Inn.

Mayor Joe Gierlach asked the Board for their email addresses so they can complete the performance appraisal for the Town Administrator. The survey must be completed by the end of the month.

Mayor Gierlach said the BOT approved a list of 160 items on September 2nd and they are in the process of prioritizing the list. The list contains 5 items specifically designed for the DDA, and another 12 that are DDA related. Mayor Gierlach would like to make sure the BOT list of goals and the DDA list of goals match. He would like the board to get the list from Alisha so they can do a workshop with the BOT. Mayor Gierlach asked the Board to decide when they will meet with the Board of Trustees. Gierlach said The BOT meets with different advisory boards on the second Tuesday of the month, so that would be a good time to do a work session with the DDA.

Mayor Gierlach said he went to Crested Butte and received an award for Nederland planning and also gave a speech to the American Association of Planners. This speech can be viewed on the internet by plugging in slideshare/joegierlach He would like the DDA to view the speech so they can see how they can be involved in the planning of Nederland.

#### D. CONSENT AGENDA

1. Approval of the Meeting Minutes from the September 17, 2014 Meeting-Cindy Downing-Secretary

Motion to approve the meeting minutes made by Amanda Kneer, seconded by Susan Schneider. Motion passed unanimously

2. Approval of Warrants-Eva Forberger-Treasurer

Motion to approve the warrants made by Susan Schneider seconded by Amanda Kneer. Motion passed unanimously.

#### E. INFORMATIONAL ITEMS

1. Treasurers Report-Eva Forberger-Treasurer

A report was included in the packet.

2. Nederland Board of Trustees Report – Kevin Mueller

Kevin Mueller was not present at this meeting, and a report was not provided for the packet.

3. Review of the new NDDA Website-Alexander Armani-Munn

The new website was presented using a projector and the pages were reviewed. The website is currently under construction and should be completed in the next week or two.

#### F. ACTION ITEMS

1. Approval of draft 2015 budget for the Nederland Downtown Development Authority-Eva Forberger

Forberger drafted the 2105 budget based on feedback from the last DDA workshop. It will be presented as a public hearing on October 21st, so she would like input from the board.

The Board consensus was that there did not need to be any changes.

Motion to approve the 2015 budget made by Susan Schneider seconded by Amanda Kneer. Motion passed unanimously

2. Approve DDA letter regarding the Community Center Site Plan-Katrina Harms

Motion to approve the letter made by Susan Schneider seconded by Jeffrey Green. Motion passed unanimously.

G. DISCUSSION ITEMS

1. NDDA Business Community Exchange Event-Katrina Harms

A handout was provided. This event will be held at the Very Nice Brewing company from 5:30-7:30 pm on November 11. Board members should arrive at 5 pm. A mail invite and an email will go out to business and property owners in the DDA District. There will be 5 tables and a DDA member will serve as a host at each table. Guests will be invited to be a part of a discussion at each table which will have a different subject that is a part of the Plan of Development. There may be another event in December that will build on this event.

2. Review State and Town definition of blight-Karina Luscher

Katrina Harms said she talked with Town Administrator Alisha Reis and it is her feeling that the Nederland downtown area has not reached blight, but it is bordering on blight. Katrina said the DDA could work with the planning commission and the BOT. Harms said they should set up a workshop and bring recommendations.

Jeffrey Green would like to know what conditions have brought up this subject.

Karina Lusher responded that they are just looking at blight, what policies are in place in the Central Business District, and reviewing the policies. Luscher said there are policies in place that are not appropriate for the Central Business District. She said the Board is tasked with looking at these policies to review and modify if needed.

Katrina Harms said there are policies in the downtown area that should be addressed. For example; camping, sheds and outbuildings. Harms also said the roads are bad, and the electrical wires need to be addressed. Harms said the commercial business code was written long ago and it has not been reviewed in recent years. Harms also said there policies in place in the CBD that are not appropriate, and as a Board, the DDA is tasked to look at the policies and agreeing with them.

Amanda Kneer noted that the Planning Commission is currently focusing on code

review so perhaps setting a meeting with them would be a good idea.

Katrina Harms asked the board if there are two members who would like to form a committee to go through the codes and get advice from Kevin Mueller and Alisha Reis. Karina Luscher and Peter Marshall volunteered to take this on as a project and get recommendations from Alisha and Kevin.

#### Public Comments:

Ron Mitchell owns several properties in Nederland. Mitchell said that Nederland does not have an urban renewal authority so this should not be discussed. He said if you declare it a property blighted, it has to be condemned and the Town has to purchase the property. Mitchell said there is no reason to do a blight study unless you want to condemn someone. Ron said he did a blight study of Nederland in 1961 and that is why he invested in property in this town. Mitchell also said statutory towns can only use eminent domain to condemn land for public uses like parks and roads. Mitchell is concerned because the Town tried to evict the Frozen Dead Guy but lost the case so they then went after Mitchell and tried to condemn his properties but lost that case too. Mitchell said he is sensitive to the term "blight" since a blight study means that there will be properties condemned, and that concerns him very much.

Scott Smith of Nederland said his understanding of blight is that a town gives an opportunity for a property owner to make changes, and only when you fail to change is a property considered blighted. Smith is curious why blight is being addressed now.

Stevyn Prothero of Nederland said he does not understand that a process can determine an area has blight unless it is assessed

Ron Mitchell would like to be informed of every code review committee meeting and would like to attend.

### 3. Discussion on DDA's involvement on Parking and Vending issues

Katrina Harms suggested perhaps after the 1<sup>st</sup> of the year they can make these separate agenda items with the intent of looking at the codes. Harms said they could also give the public an opportunity to speak about this.

### 4. Review, update and approve NDDA Rules of Procedure and Code of Conduct- Katrina Harms

The Board would like to add a rule of the DDA meeting ending time to be 8:30 with then a vote at 8:30 to extend in 30 minute increments. It was discussed to limit presenters to 15 minutes, but the Board decided some presenters would need more time than that, so they would assess on a case by case basis. Cindy Downing is working on drafting a DDA specific of Code of Conduct and Rules of

procedure and they will be presented at the next meeting.

#### 5. Holiday and tree lighting-Katrina Harms

Katrina Harms suggested they do the lighting the night before the Holiday Mountain Market on December 5, and that they could do Magic of the Mountains again. Harms suggested they kick off the event at Town Hall.

Joe Gierlach suggests they could have banners on brackets hooked to Xcel poles

Motion to change this to an action item made by Susan Schneider, seconded by Amanda Kneer. Motion passed unanimously.

Motion to allow Eva Forberger and Karina Lusher to shop for holiday lights up to the balance of the budget made by Susan Schneider seconded by Amanda Kneer. Motion passed unanimously.

#### H. OTHER BUSINESS

Alexander Armani-Munn said they are filling out an application for a technical grant through Downtown Colorado, Inc. The application is due on November 3. Armani-Munn reached out to a community assessment coordinator for DCI and she said she is willing to speak with any Board member. The coordinator provided Armani-Munn with 2 documents. One document is a report from Leadville and the other is a community orientation guide. Alex will email these documents to the Board. The DCI program comes in and looks at all DDA issues and goals and based on that, they recommend a team of specialists. The DDA budget has allocated \$15,000 for in the budget for consulting but this will only cost about \$8,000 and the grant will match the \$8,000.

Motion to allow Alex and Katrina to apply for the grant with the understanding that they would be spending up to \$8,000 in match if the grant is approved made by Amanda Kneer, seconded by Peter Marshall. Motion passed unanimously

#### I. ADJOURNMENT

Motion to adjourn made by Jeffrey green seconded by Amanda Kneer. Motion passed unanimously. Meeting adjourns at 8:47 pm

#### NEXT REGULAR MEETING:

November 19, 2014 6:30 pm at the Nederland Community Center multi-purpose room

The NDDA Board may take action on any item included on this agenda, regardless of the heading under which such item appears. Discussion items may become action items if the Board determines that deferring final action on an item to a subsequent meeting is unnecessary or unwarranted and that taking immediate action does not compromise any third-party's rights.

The NDDA Board of Trustees meeting packets and agendas are prepared on Friday before the Wednesday meetings and are available on the NDDA website, [www.neddda.org](http://www.neddda.org). Copies of the agendas and meeting packet are available at no cost via email from [cindydowning0@gmail.com](mailto:cindydowning0@gmail.com). The information is reviewed and studied by the Board members, eliminating lengthy discussions to gain basic understanding. Short discussion on agenda items does not reflect lack of thought or analysis.