

Town Of Nederland
NEDERLAND DOWNTOWN DEVELOPMENT
AUTHORITY

NEDERLAND COMMUNITY CENTER 750 Hwy 72 Nederland, CO 80466
Small Conference Room
March 6, 2012 at 6:30pm

Special Meeting Minutes

A. CALL TO ORDER

Meeting was called to order by Chairman Ron Mitchell at 7:00 pm.

B. ROLL CALL

Members Present: Ron Mitchell, Pat Everson, Katrina Harms, Donna Kirkpatrick,
Mary Ann Rodak-Friedman, Annette Croughwell

Absent: Will Guercio,

Also present: Alisha Reis, Eva Forberger, Mayor Joe Gierlach, Trustee Kevin Mueller

C. PUBLIC COMMENT – there was 1 member of the community present:

Pam North attending for the press. Major Joe Gierlach was invited to speak about the agenda item below.

D. ACTION ITEMS

1. Consideration of a revised Proposed Planning Schedule for the NedPed project – Conor Merrigan of C2

Conor Merrigan of C2 presented some background information on the funding requirements for CDOT and the timing of the NedPeds project. In addition to the schedule presented in the packet – he presented an alternate, yet still accelerated option to the schedule. His suggestion was to allow a bit more time to develop the design further. Town manager Alisha Reis wanted to address the impact the timing of the “Historic Clearance” requirement. Both Mary Ann Rodak-Friedman and Annette Croughwell brought forth the remaining environmental issues and the seasonal impact on the current schedule. Conor Merrigan explained the outstanding design issues as: Sustainability, Drainage and Materials. Instead of having these as a part of the 90% review process where decisions are essentially already made – he suggested that additional time would allow it to be more a part of the 60% review and the NPP process.

Ron Mitchell invited Joe Geirloch to give an alternate view according to the original accelerated schedule presented to the Board. The Mayor stated that faster decisions would result in more favorable pricing for the project. As gas/oil prices climb, and materials and transportation costs increase – with a fixed priced project – the less the project would get. He wanted the Board to weigh the value of having more certain information to the possibility for the cost of the project to increase.

Pat Everson had found existing flaws in the 30% design, including the drainage issue, and is confident that with Conors plan these flaws would be solvable. Pat also stated that she felt that the community would also prefer a project that had a lesser amount to work with versus a flawed design and favored the alternative schedule Conor presented. She wanted to get more professional feedback on the project - for example the EPA, bio-mimickrey workshops and had not heard back from Huitt Zollars.

Katrina Harms also wanted to take the opportunity to take more time on the project, and that nothing under ground was really discussed – asking if we could step back and address drainage issues. Conor reiterated that information will be kept current and available in the drop box and on the DDA website.

Annette Croughwell wanted to know if the revised schedule Conor presented was realistic. Conor concluded that – yes, both his and Brian’s schedules could be done, that his revised schedule was still a fairly conservative time frame to include the NPP process. Conor also mentioned that the current drainage design fits the challenge of taking water off the street—but doesn’t address water quality along the steam. At 30% of design on the project there is only one option for that issue. He felt as though there is still flexibility on what that looks like. Given the weather constraints for a project like this, that spots for contractors do open up, along with possibly the historic clearances. He suggested, again, to address the short-term outstanding issues and to give a bit more time for design input.

Both Katrina Harms, and Annette Croughwell stated that they understand the value of wanting the NedPeds project done quickly—but they also want it done right and that the DDA and DAT have been tasked with learning and understanding these issues and options.

Ron Mitchell made a motion to recommend the second / alternate schedule presented for the NedPeds Project. MaryAnn Rodak-Friedman seconded and a roll call vote was taken with a unanimous vote in favor of the schedule presented March 6, 2013.

H. ADJOURNMENT

At 7:03 pm a motion to adjourn was made by MaryAnn Rodak-Friedman, seconded by Pat Everson and approved unanimously. The Special Nederland DDA Meeting was adjourned.