

**TOWN OF KERSEY
BOARD OF TRUSTEES REGULAR MEETING
JANUARY 14, 2020 – MINUTES**

The Kersey Board of Trustees met in a regular meeting on Tuesday, January 14, 2020, at the Kersey Town Hall. Mayor Gary Lagrimanta at approximately 6:00 p.m. called the meeting to order. Trustees present: Allen Salser, Mike Theorine, Stan Sameshima, Nathan Roth, Clay Luce, and Bob Kellerhuis.

Audience present: Chad Judge.

Town Staff present were: Christian Morgan, Town Manager, Rick Zier, Town Attorney, David Gottschalk, Chief of Police, and, Haley Curtis, Deputy Town Clerk.

Pledge of Allegiance

Additions to the Agenda

1. Resolution 2020-0002

Christian stated that this a preliminary resolution allowing staff to enter into a contract with High Plains Library District (the Library) for the building that is currently serving as Town Hall. This is in preparation of our move to the new Town Hall. The Library has offered \$400,000.00 for this building, staff believes that is a fair offer. The sale would include the building, approximately three feet all the way around, the front yard, and the parking area to the North, to the property line. The Town retain a sixteen-foot easement on the Northern property line, for utilities and so that the alley can continue to function in that area. The Town will not be relocating the well that has been attached to this building, but rather seeking an easement. Staff is still negotiating about electric for the tornado siren, lights under the shelter just outside the south doors. The date is currently being estimated as August 17th, based upon what the contractors are stating for completion of the new Town Hall. Mayor Lagrimanta inquired about the safety of the well. Christian stated it is in the building behind (east) of Town Hall and it is safe. The clocks that operate that well would be moved from Town Hall to one of the buildings behind Town Hall. Trustee Kellerhuis inquired about if the Library would be building outside bathrooms. Christian stated that is a possibility and mentioned the article in The Greeley Tribune noting High Plains Library District as very financially responsible, and listing the Kersey Branch as one of their large projects for 2020. Mayor Lagrimanta inquired as to whether the water or mineral rights would be sold with the building. Christian confirmed they would be excluded. Trustee Theorine made a motion to approve Resolution 2020-0002, Mayor Pro-Tem Roth seconded the motion. Motion carried with a unanimous vote.

Consent Agenda

1. Approval of the consent agenda to include approval of the minutes of the December 10, 2019 regular meeting, approval of bills paid, and approval of bills to be paid. Motion made by Trustee Theorine and seconded by Mayor Pro-Tem Roth to approve the consent agenda to include the change to the minutes as noted. Motion carried with a unanimous vote.

Public Invited to be Heard

Chad Judge, 806 Kohler Farms Road, states that he just came to see what everyone is up to. Mr. Judge stated that he missed the first item. Mayor Lagrimanta summarized Resolution 2020-0002. My Judge inquired as to if anyone is going to run for the County Commissioner seat, and continued on to say that he is planning to. Mayor Lagrimanta stated that he does not believe anyone in Kersey will be running. Trustee Kellerhuis inquired of Mr. Judge if his home was apart of the egging in Town last weekend. Mr. Judge stated that his home was not egged; his dogs do a good job of deterring that. Kellerhuis inquired about Mr. Judge running for Town Board, Mr. Judge expressed interest. Mr. Judge inquired about the pipeline and how that impacts the Town and future development. Mayor Lagrimanta expressed that roadway and utility crossings can be done, they have to be able to maintain their pipeline. Mr. Judge inquired about the building projects, Christian said that is coming up on the agenda, but there is an open house at the Community Center tomorrow from 4 to 6.

No other public to be heard present. Mayor Lagrimanta closed the Public Invited to be Heard.

New Business:

1. Resolution 2020-001 Designating Public Places for the Posting of Notices of Public Meetings and Designating a Newspaper for the Record of Publications.
Christian stated that in 2019 the State Legislature passed a bill allowing municipalities to post on any website that people can view for free. We passed Resolution 2019-0014, which allowed us to participate in that. We now post our notices online, and hard copy posted at Town Hall. The newspaper of record has been The Greeley Tribune, for several years. We post public notices in their entirety, and have a title only option for ordinances. This Resolution is a renewal of what we have been doing. Trustee Theorine made a motion to approve 2020-001 Designating Public Places for the Posting of Notices of Public Meetings and Designating a Newspaper for the Record of Publications, motion was seconded by Mayor Pro-Tem Roth. Motion carried with a unanimous vote.

Old Business

1. Project Updates
 - a. Community Center – Christian stated that staff did a walk through today, and made a list of fixes that still need to be made. It looks fantastic inside. Landscape is prepped, but will not be finished until spring. The neighbor to the north's grass also suffered, and will be repaired in the spring. Christian announced that unfortunately, due to personal circumstances Ms. Ullom has resigned. Christian went on to say that the Recreation Specialist job has been posted, and we have some great applicants. Christian stated that there will be an Open House tomorrow (January 15, 2020) from 4:00pm to 6:00pm. Donors and Staff to include the Board, will have private tours beginning at 3:00pm.
 - b. Town Center – Christian stated that the concrete was poured for the footings, which will be used for support of the new part of the building and for shoring the walls. The project is on track. The building is in its most unstable and dangerous state right now, and from this point it will continue to improve. Christian stated that he has received great public comment on the project. This will be an eight to nine-month project. Trustee Kellerhuis commented on the positive economic effect on the Pool Hall. Trustee Theorine inquired about the time capsule that had been discussed. Christian stated that the contents are to be decided by the Board, and there is time to decide how to display it. Trustee Kellerhuis stated that it makes him sad that it wasn't done when the rock was placed out front. Christian stated that, the Board would also need to decide what to do with the rock.
 - c. Centennial Trail – Christian stated that negotiations with the landowner's attorney is moving forward. Christian reminded the Board that the Town has a sizeable amount of TAP Grant funds available. We will bid phase one of the project soon. Phase one will be simple, the railroad crossing will be difficult. Christian stated that land acquisition is the last piece before construction starts. We are a willing buyer and they are willing sellers; everyone wants the best price. Christian anticipates getting the possession and use agreement very soon, allowing us access to the property. That does require the Town to give a deposit of the appraised value to the title company. Once those funds leave the Town of Kersey possession, CDOT is saying we will be eligible to seek reimbursement.
 - d. Centennial Park - Christian stated that we are just waiting for sod, otherwise it is done.
 - e. Other Projects – Christian stated that we were successful in a \$9,000 electric vehicle charging station grant that will be installed at the new Town Center. Christian went on to state that this is an economic development attraction. The idea is that people traveling by can charge their car for free, and then find something to do in Town for two or three hours while their car is charging. Trustee Kellerhuis inquired about security. Christian state that the building will have extensive security. It will be required to have and access device. Christian went on to say that if it becomes a huge expense, we will look into metering it. Mayor Lagrimanta inquired about the cost of charging a car for two hours. Christian stated the cost is about \$8.

Christian stated that we believe that we have also been successful in a FEMA storm water grant. We have received emails, just waiting for a check.

Trustee Kellerhuis inquired about underground fuel tanks at the Town Hall site. Christian stated that they found two underground storage tanks that they believe stored water. The tanks were excavated, and fill dirt was hauled in to properly fill the hole.

Staff Communication

1. Chamber of Commerce – Trustee Luce stated that there was a conflict of date, so there was not a meeting this month. Christian stated that he met with Pam today, and had a great discussion about how the Town can support the Chamber of Commerce. The Chamber is interested in having their monthly meetings at the new Community Center. Christian will follow up with Pam in March.
2. Tree Board – Trustee Salser states that there was no Tree Board meeting today. The next meeting will be February 11.
3. Town Manager – Christian Morgan states that we budgeted for tables and chairs at the new community center. We got a great deal on the chairs. We think we found some government tables today, for a great deal. Christian is hoping to come in under the \$10,000 budget. The auction is still open, so we are hoping. They are not perfect, but still in really good shape.

The new Public Works position is open, until filled. It is up on our website, and there are applications coming in. After the last meeting, Christian has been working with Mark and Josh to be able to handle grass clippings at the green dump. This position will help manage that. Christian stated that as we know we cannot just open the gates and let people go any time, having a key check out process didn't work, so now we are having someone meet residents at the green dump. This position might possibly work Tuesday through Saturday schedule or maybe a rotating weekend schedule on Saturday mornings for the green dump to be open.

We were awarded a truck through the clean air quality act. We had a pre-bid meeting this week. Hopefully very soon we will have a new truck in the water and sewer fleet. Trustee Kellerhuis inquired about what this truck would be replacing. Christian stated that it would be replacing the one that Mark is currently driving. James Neill is in the budget to get a new truck this year, and his truck will probably go to the new Public Works person. Christian stated that most all of our fleet has been cheap or free from other municipalities, and Mark's truck is approaching the end of its life. Christian entered an IGA with the County, for this, last week.

In the packet, there is a financial packet. December was another record-breaking collection month. In 2018 we collected \$850,300; in 2019 we collected \$1,113,191.

Christian stated that Tall Grass Energy wants to give a tour in February. They can do any day except Thursday. There will be a safety briefing at our next work session. After some discussion about dates that work for each Trustee, it was agreed that February 29th would be the best.

Christian stated that he included in the packet a correction to our tobacco ordinance that he will be bringing to the next meeting; our code currently says 18 years old to possess tobacco. The State has now changed that to 21 years of age. Mayor Lagrimanta stated that many other Town's are banning vaping. Christian stated that is something that the Board will need to think about, it is not currently covered in our code. Christian stated that now is the time to address all things about smoking. Mayor Lagrimanta inquired about a bill that prohibits employers from terminating employees that use marijuana after hours. Christian stated that he is not aware of that, but we can look into it.

Trustee Kellerhuis inquired about drones. Christian and Mayor Lagrimanta confirmed that we already have a drone ordinance. Christian stated that it is hard to enforce this. They can be flown, but there are rules. The ordinance can be found on our website.

Christian stated that we received a letter from Veris Environmental, their rates increased by 1 cent (\$0.01). We are getting a phenomenal rate through them.

Trustee Salser inquired about the trash. He heard some complaints on the first day, but today all the stuff that had been out this morning is gone. The large dumpster at the Supermarket is also causing problems, because trash is blowing out. Christian said that we will get an answer about that tomorrow.

Trustee Theorine said good job on the last snowstorm, it was much better. Christian stated that Public Works pre-treated with slicer.

4. Town Attorney – Rick Zier, no report.

Board of Trustee Communications

Trustee Kellerhuis inquired about the trash contract, and the number of people who have cancelled. Christian stated that the contract has not been signed, but we do not guarantee anything.

Trustee Theorine, stated that he drove the snow route and he saw more dog poop signs than snow route signs. He would like to look at more signs. Christian stated that, the issue was funding because signage is very expensive. The dog waste signs are actually the schools; they just put them on our poles. Christian stated that our sign budget in 2020 is much more robust, and we will get more signs.

Trustee Kellerhuis, inquired about more barriers in the parking lot at Kramer's, because there are now two cars parking on the road. Christian stated that yes; we need to put up more signage because vehicles are already starting to cut through on the west side of the barricades. Christian stated that the Police Department is doing everything they can to prevent that, but there is not a good place to sit. Christian stated that he spoke with Mr. Kramer about acquiring a little more land today. Christian stated that maybe guardrail would help, but the current barricades are 8,000-pound barricades, that are getting pushed around.

Trustee Kellerhuis inquired about being down a Police Officer. Christian stated that we are hiring for the new position approved for 2020.

Trustee Kellerhuis inquired about the white markings at 1st Street and Hill Street. Christian stated the new ones are installed and the old ones will be removed this spring.

Christian stated that he will be having a meeting about a possible large new annexation.

Mayor Pro-Tem Roth suggested a composting class at the Community Center.

Adjournment

Mayor Lagrimanta adjourned the meeting at approximately 7:15 p.m.

Respectfully submitted,

Haley Curtis, Deputy Town Clerk