

**City of Dacono
City Council Meeting Minutes
Monday, June 22, 2020**

Meeting held remotely via Zoom called to order at 6:03pm

Members Present Joe Baker, Mayor
Danny Long
Jackie Thomas
Kathryn Wittman
Derrick Worden

Members Absent Robin Dunlap, excused
Debbie Nasta, excused

Staff Present AJ Euckert, City Manager
Valerie Taylor, City Clerk
Jennifer Krieger, Community Development Director
Kathleen Kelly, City Attorney
Jordan Eichem, Assistant City Manager

Public Comment on Issues Not Scheduled on Agenda *(Any documents presented to City Council at the meeting will be kept in the City Clerk's office and will be available for viewing.)*

None

Consent Agenda

- a. Minutes of the June 8, 2020 Regular Meeting.
- b. Accounts Payable dated June 22, 2020 in the Amount of \$257,638.20.
- c. Acknowledging the Receipt of the May 2020 Financial Statements and Corresponding Manual Journal Entries.
- d. Approval of Resolution 20-47, Granting Probationary Acceptance of the Public Improvements for Van's Silver Peaks LLC.
- e. Approval of Resolution 20-48, Approving an In-kind Donation to the Habitat for Humanity of the St. Vrain Valley.
- f. Approval of Resolution 20-49, Approving an Expenditure in the Amount of \$30,342.91 to L.A.W.S. for Equipment Purchase and Services Rendered.
- g. Approval of Resolution 20-50, Approving a Right-of-Way License Agreement for Grand View Boulevard (Weld County Road 12).
- h. Approval of Resolution 20-54, Authorizing an Expenditure in the Amount of \$45,000.00 for Audio/Video Equipment Purchase and Services Rendered.

Council Member Wittman moved to approve the consent agenda as presented. The vote was unanimous with Mayor Baker declaring the motion carried.

General Business

Mayor Baker stated that items C & D were second reading of ordinances and with two council members missing he would like to have those two items continued until July 13th.

- C. **Public Hearing and Approval of Ordinance 887, Approving an Annexation known as the Dacono Station Annexation to the City of Dacono, Colorado, on Second Reading.**
Mayor Baker opened the Public Hearing.

Council Member Wittman moved to continue the Ordinance 887, to July 13th at 6 pm. The vote was unanimous with Mayor Baker declaring the motion carried.

D. Public Hearing and Approval of Ordinance 888, Zoning Property Annexed to the City of Dacono and known as the Dacono Station Annexation, on Second Reading.
Mayor Baker opened the Public Hearing.

Council Member Wittman moved to continue Ordinance 888 until July 13, 2020 at 6 pm. The vote was unanimous with Mayor Baker declaring the motion carried.

A. Public Hearing and Approval of Resolution 20-51, Approving a Site Plan, Industrial Uses, and Development Agreement for U-Haul Dacono – West.

Mayor Baker opened the public hearing.

Yvette Daluz, 7540 York Street, Denver, CO, 80229, was sworn in by City Clerk, Valerie Taylor and presented her report.

Council Member Wittman asked if the store was for selling packing material, Yvette said it will be a storage location for mostly household goods and they will sell moving supplies.

Council Member Thomas asked if they would be utilizing all 4 stories of the building for all of the services that Yvette mentioned. Yvette stated that the bulk of the building is interior storage. There is a showroom store for moving supplies.

Council Member Worden asked if moving trucks would be rented out. Yvette said yes they will share truck and trailers as a secondary use. The main use is storage and retail for boxes and moving supplies.

Council Member Wittman asked about security and access. Yvette stated there are two levels of alarm security, burglar alarm on entrance/exits and windows. Storage customers have electronic access with an electronic card. Each individual room has an individual alarm.

Council Member Worden asked if an employee would be in the office during the day. Yvette stated office hours are 7am-7pm, automated services after that.

Council Member Long asked if there were elevators. Yvette said yes, elevators are how you get to the storage areas.

Mayor Baker asked how many vehicles would be located at this site. Yvette said no particular number but they will only be located in a certain area of the property. He asked how many are typically located at a facility. Yvette said the number of vehicles depends on the area. Mayor Baker asked where their largest location is located. Yvette stated the largest location they have is at 2727 South Santa Fe in Englewood. Mayor Baker asked how many vehicles they had at that location. Yvette said at this location there is an average of 20 vehicles.

Council Member Wittman asked about the parking for the rental trucks as shown on the drawing and stated there is only room for 17 trucks. Yvette said parking would be laid out as in the drawing.

Mayor Baker stated he has concerns about the size of the building being four stories high, and having 17 trucks parked there. He has concerns about how many storage units there are in the City of Dacono. He asked how long the rental vehicles will be sitting there available for rent.

Council Member Wittman stated that the placement of this facility at Road 12 and I- 25, with the lighting and security that is required, she isn't concerned about the lawlessness of people. They have covered every base as far as keeping this area secure.

Council Member Wittman asked about the security system and asked if the property was watched 24 hours. Yvette said there are cameras on all the interior and exterior, they have a department on watch 24 hours a day 7 days a week. They contact the local police if there are issues.

Council Member Wittman asked what kind of burden that puts on our police department.

Jennifer Krieger, Community Development Director asked that the following be entered into the record: Site development dated May 8, 2020 and all plans, reports and studies accompanying the application, Industrial Use Application dated November 29, 2019 and Project Statement, Dacono Municipal Code/Zoning Map, Staff report dated June 22, 2020, and presented her report.

Council Member Worden stated that we haven't quite determined how many trucks will be on site, can we potentially limit how many trucks are on the site. Jennifer stated she would like to give the applicant the opportunity to update the traffic study and have our engineer look at it. Council Member Worden stated that there is also a visual impact if there are 20 U-Haul trucks parked in a parking lot.

Mayor Baker asked if we know what the split percentage will be between trucks and trailers. He is concerned with dynamics of the truck rental aspect. He stated we are in line with the use in I1 but there are a lot of contingencies, is this something that we can table and have the applicant bring back more information.

Jennifer stated perhaps there are concerns with the site plan and that visually it doesn't meet the standards for screening, perhaps council would like to see a revised site plan that will address some of the screening concerns. She stated with the amount of traffic that may be generated that council would feel more comfortable seeing the updated traffic study and have the outside storage and screening addressed.

Council Member Wittman said that when it was going through review we would like it to be a little more refined. She said the building has been designed to meet all criteria. Jennifer stated Staff's concerns are expressed in the conditions. The update to the traffic study concern came during the Planning Commission testimony because of the dynamic use and the secondary nature of the outside storage and dispatching of vehicles.

Council Member Worden asked when council decides whether or not to approve, does the criteria need to be that it doesn't meet the design criteria for the site plan or can we base the decision on that there are too many storage units. Kathleen stated the decision must be based on the criteria set forth in the site plan requirements, not on whether there are too many storage units. If Council would like to continue so that concerns can be addressed on the traffic study and outside storage they could certainly do so.

Council Member Wittman asked how long it would take staff and the applicant to work through the issues and when would be a good time to continue it to. Kathleen stated the applicant could give an idea of how long it would take them and then staff would need time to review what is submitted. Council Member Wittman stated she would like to see some of the concerns addressed before it is approved.

Council Member Worden stated with concerns of parking trucks on the lot, how do we address that with the applicant, there needs to be a number set for the number of trucks allowed on the

lot at one time. How do we address that, is that through the traffic study? Mayor Baker said that we don't know how many vehicles there will be or how long they will be there.

Council Member Long started he is concerned with the height of the building. Jennifer stated the maximum height is 150 feet.

Jennifer stated that it sounds like the concerns are: building mass and compatibility, compliance with nonresidential design standards, percentage of the site devoted to outside storage of trucks, too high of percentage of site being used for trucks, screening of outdoor storage. How long the vehicles will be sitting out there, traffic coming in and out of the area. Council needs a narrative of vehicle parking and dispatching in greater detail.

With no further public comments Mayor Baker closed the public hearing.

Council Member Worden moved to continue Resolution 20-51, until July 27, 2020 at 6pm. The vote was unanimous with Mayor Baker declaring the motion carried.

B. Public Hearing and Approval of Ordinance 889, Rezoning Certain Property Located within the M & C Development Properties Subdivision No. 2, on First Reading.

Mayor Baker opened the Public Hearing.

Shaye Coppinger with Occidental, 1099 18th Street, Denver, CO, 80202, was sworn in by City Clerk, Valerie Taylor and stated she didn't really have a presentation but as part of the Operator Agreement they agreed to rezone and work to sell the property.

Jennifer Krieger, Community Development Director asked that the following be entered into the record: Dacono Municipal Code & Zoning Map, Dacono Comprehensive Plan, Staff Report dated June 22, 2020, Proof of mailing providing notice by Applicant, Petition to Rezone, Request for Electronic Hearing, and presented her report.

With no further public comments Mayor Baker closed the public hearing.

Council Member Wittman moved to approve the Ordinance 889, Rezoning Certain Property Located within the M & C Development Properties Subdivision No. 2, on First Reading. The vote was unanimous with Mayor Baker declaring the motion carried.

E. Consideration and Approval of Resolution 20-52, Approving a Remote and Hybrid Meeting Policy.

AJ Euckert, City Manager presented his report.

Council Member Wittman moved to approve Resolution 20-52, Approving a Remote and Hybrid Meeting Policy. The vote was unanimous with Mayor Baker declaring the motion carried.

F. Consideration and Approval of Resolution 20-53, Approving a Collaboration Agreement Related to Distribution of CARES Act Funds.

AJ Euckert, City Manager presented his report.

Council Member Wittman moved to approve Resolution 20-53, Approving a Collaboration Agreement Related to Distribution of CARES Act Funds. The vote was unanimous with Mayor Baker declaring the motion carried.

Staff Reports

AJ Euckert – He stated that we opened up the splash pad today, signs will be posted (he showed what they will look like). It looked like the splash pad ran smoothly today, he hopes it stays that way so we can keep it open all season. He showed the signs that are being made for the playground equipment too. We still don't have clear guidance on the pavilion so we are just not able to rent it out to large groups. He has asked the state for clear guidance and we will open it when/if we are able to open. The first video that was done has been received well and we have received positive comments. A second video will be coming out. Planning Commission will be held tomorrow night. The next council meeting July 13th. He stated that he has been in touch with Chris and he is working on doing a drive-in movie where everyone stays in their cars. There is an incline in between the field and public works building, we could probably pull off a drive-in movie. CML is having their annual virtual meeting on the 25th, Joe will be voting on behalf of the City.

Jordan Eichem – no report.

Jennifer Krieger – no report.

Brian Skaggs – not present.

Kathleen Kelly – no report.

Valerie Taylor – no report.

Jon Rabas – not present.

Kelly Stroh – not present.

Council Members

Jackie Thomas – Jackie said she let the group know that the school isn't available for the Highway 52 meeting. She thinks it great that we opened the splash pad and playgrounds. The pool in Sweetgrass is still closed. She said maybe do a movie a couple of times and then have a signup sheet to give more people the opportunity to attend.

Joe Baker – He said all the businesses were very appreciative of what the City is doing for their businesses. Discussion about having movie in the park or outside event. He is voting this week for CML. We may need a work session and he asked all council members individually to think about what direction the city wants to go in regards to storage units and the future development of the City. He wished everyone a Happy Father's Day.

Danny Long – He wished everyone a Happy Father's Day. Highway 52 meeting will be on Thursday, June 25th, it will be held by Zoom because Homyak School is closed. He said he heard that the state fair is still going to be held in Pueblo.

Debbie Nasta – not present.

Kathryn Wittman – During the summer meals served at the park and at the splash pad, the families are practicing social distancing. Everyone is happy that we opened the splash pad and playgrounds.

Derrick Worden – no report.

Robin Dunlap – not present.

Adjournment:

With no further business to be discussed the meeting was adjourned at 8:01pm.

Approved this 13th day of July, 2020.

Joe Baker, Mayor

Attest:

Valerie Taylor, City Clerk