

City of Dacono
City Council Meeting Minutes
Monday, March 22, 2021

Meeting held remotely via Zoom called to order at 6:10PM

Members Present Joe Baker, Mayor
Danny Long
Kevin Plain
Adam Morehead
Jackie Thomas
Kathryn Wittman
John Wargo

Staff Present AJ Euckert, City Manager
Valerie Taylor, City Clerk
Jennifer Krieger, Community Development Director
Kathleen Kelly, City Attorney
Jordan Eiche, Assistant City Manager
Jon Rabas, Public Works Manager

Presentations and Proclamations

None

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 March 8, 2021 Regular Meeting.
- b. *Accounts Payable dated March 22, 2021 in the Amount of \$517,049.09.
- c. *Acknowledging the receipt of the February 2021 Financial Statements and Corresponding Manual Journal Entries.
- d. *Approval of Resolution 21-16, approving Signatories at TBK Bank and Trust and First Bank.
- e. *Approval of Resolution 21-17, approving an Expenditure to Kois Brothers Equipment Company, Inc., in the Amount of \$13,214.00 for a Dump Body Bed Replacement.
- f. *Approval of Resolution 21-18, approving a Contract and Notice of Award to Northern Colorado Constructors, Inc., for the Glen Dale Street Water Line Replacement Project for \$279,537.70 and a not-to-exceed Amount of \$300,000.00.
- g. *Approval of Resolution 21-19, approving a First Amendment to Agreement by and Between the City of Dacono and Paul L Mack Architecture, LLC for On-Call Architectural Consulting Services.
- h. *Approval of Resolution 21-20, approving an Agreement with Raftelis for a Water Tap and Raw Water Dedication Fee Study.

Council Member Plain moved to approve the Consent Agenda as presented. The vote was unanimous with Mayor Baker declaring the motion carried.

General Business

- A. *Public Hearing and Consideration of Resolution 21-21, approving the Proposed Industrial Use for Roameo.**

Mayor Baker opened the public hearing.

Robert Nathan, 195 Bellevue Dr., Boulder, CO 80302 was sworn in by City Clerk Valerie

Taylor and gave a presentation and was available for questions.

Jennifer Krieger, Community Development Director asked that the following be entered into the record: City of Dacono Application for Industrial District Use dated January 4, 2021, Applicant narrative dated January 8, 2021, Traffic Summary and Waiver Request dated January 4, 2021, Plot Plan, Staff Report dated March 22, 2021 and the Dacono Municipal Code. She presented her report and was available for questions.

Mayor Baker asked if the campers were going to be retailed out of that space. Mr. Nathan stated that they will have two uses, one will be renting vehicles out, vehicles will be dropped off at DIA or people will be coming to pick them up. The second use, down the road, will be to retail them. They need to get their outfitter status with Dodge. Mayor Baker asked if they were licensed as a dealership to sell them. Ms. Aladjova said they are not currently licensed to sell them and not looking to do that in the immediate future.

Mayor Baker asked if many people would be coming to the property to pick up the campers. Annie Aladjova, 195 Bellevue Dr., Boulder, CO 80302 was sworn in by City clerk and stated that their theory would be for people to pick up the campers at the airport, she does not anticipate having heavy traffic going in and out of there. If something changes they will be happy to go through the processes needed. She stated they will only have 5 lease vehicles available.

Mr. Nathan stated the goal is to replace the drilling equipment with a warehouse full of people building out product and to provide new jobs for the area. No heavy equipment will be moving on or off the property. Mayor Baker asked how many jobs there would be. Ms. Aladjova said they are currently hiring for 3 open positions. They will hire 10 positions by the end of the year, as the business grows they will add more.

Council Member Thomas asked if they working with a Dodge dealer and if they will be taking custom orders from individuals. Mr. Nathan stated they buy all of the chassis from Johnson Auto, a Dodge dealership, and they outfit them and then rent them out and then will eventually sell them. Council Member Thomas asked if people could contact them to place an order. Ms. Aladjova stated they will have a website available for people to book reservations and for people to view and customize what they want to order. Mr. Nathan stated they will not encourage anyone to come to the facility, they will not have a showroom, it will be an assembly facility.

Council Member Morehead asked if the long term goal for this is to be a retail spot or primarily only for manufacturing. Ms. Aladjova stated it is not in their business plan to have a retail showroom. They will only have a couple of models to choose from. Down the road they would like to expand the warehouse to make it bigger. They plan to use it as headquarters and not retail shop.

With no further comments Mayor Baker closed the public hearing.

Council Member Morehead moved to approve Resolution 21-21, approving the proposed Industrial Use for Roameo. The vote was ayes: Council Members Morehead, Plain, Thomas, Wargo and Wittman. Council Member Long was unable to vote due to technical difficulties. Mayor Baker declared the motion carried.

- B. *Consideration and Approval of Ordinance 901, Imposing a Temporary Moratorium on the Issuance of a Building Permit, Special Use Permit or Business License to, or Receipt of any Land Use Application from, any Property Owner or Applicant the Purpose of Which Includes Development, Construction or Operation of a Motor Fuel Filling Station or Truck Stop, as an Emergency.**

Jennifer Krieger, Community Development Director presented her report.

Council Member Thomas asked if the temporary moratorium on truck stops is specifically in the Summit Blvd area. Kathleen stated it would include anywhere in the City.

Council Member Plain moved to approve Ordinance 901, Imposing a Temporary Moratorium on the Issuance of a Building Permit, Special Use Permit or Business License to, or Receipt of any Land Use Application from, any Property Owner or Applicant the Purpose of Which Includes Development, Construction or Operation of a Motor Fuel Filling Station or Truck Stop, as an Emergency. The vote was ayes: Council Members Morehead, Plain, Thomas, Wargo and Wittman. Council Member Long was not on the meeting at this time due to technical difficulties. Mayor Baker declared the motion carried.

Staff Reports

AJ Euckert – He stated there is no Planning Commission tomorrow night. The URAD will meet on April 7th.

Jordan Eichem – no report.

Jennifer Krieger – no report.

Brian Skaggs – not present.

Kathleen Kelly – no report.

Valerie Taylor – no report.

Jon Rabas – no report.

Kelly Stroh – not present.

Council Members

Jackie Thomas – no report.

Joe Baker – no report.

Danny Long – no report.

Adam Morehead – no report.

Kevin Plain – no report.

John Wargo – no report.

C. Executive Session for the purpose of receiving Legal Advice on Specific Legal Questions under C.R.S. § 24-6-402(4)(B) and for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for Negotiations, and/or Instructing Negotiators Under C.R.S. § 24-6-402(4)(E), Specifically Concerning the Sweetgrass Subdivision Improvement Agreement Amendment.

Council Member Wittman moved to go into Executive Session for the purpose of receiving Legal Advice on Specific Legal Questions under C.R.S. § 24-6-402(4)(B) and for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for Negotiations, and/or Instructing Negotiators Under C.R.S. § 24-6-402(4)(E), Specifically Concerning the Sweetgrass Subdivision Improvement Agreement Amendment. The vote was ayes: Council Members Morehead, Plain, Thomas, Wargo and Wittman. Council Member Long was unable to vote due to technical difficulties. Mayor Baker declared the motion carried.

The meeting was adjourned into Executive Session at 6:57PM.

Upon returning to the open meeting Mayor Baker stated the time is now 8:24PM, and the executive session has been concluded. The participants in the executive session were Council Member Plain, Council Member Morehead, Council Member Wittman, Council Member Long Council Member Thomas, Council Member John Wargo, Community Development Director Jennifer Krieger, City Attorney Kathleen Kelly, Assistant City Manager Jordan Eichem, and City Manager AJ Euckert. For the record, if any person who participated in the executive session believes that any substantial discussion of any matters not included in the motion to go into the executive session occurred during the executive session, or that any improper action occurred during the executive session in violation of the Open Meetings Law, I would ask that you state

your concerns for the record. None were stated.

Adjournment:

With no further business to be discussed the meeting was adjourned at 8:25PM.

Approved this 12th day April, 2021.

Joe Baker, Mayor

Attest:

Valerie Taylor, City Clerk