

City of Dacono
City Council Meeting Minutes
Monday, August 26, 2019

Members Present

Joe Baker, Mayor
Robin Dunlap
Debbie Nasta
Kevin Plain
Jackie Thomas
Kathryn Wittman

Members Absent

Bobby Mauck, excused

Staff Present

AJ Euckert, City Manager
Valerie Taylor, City Clerk
Kathleen Kelly, City Attorney
Jennifer Krieger, Community Development Director

Meeting called to order at 6:05pm

National Preparedness Proclamation

Mayor Baker read the proclamation.

Public Comment on Issues Not Scheduled on Agenda

Dan Woog introduced himself and stated he is running for State House District 63.

Consent Agenda

- a. Minutes of the August 12, 2019 regular meeting.
- b. Accounts payable dated August 26, 2019 in the amount of \$297,294.75.
- c. Acknowledging receipt of the July 2019 financial statements and corresponding manual journal entries.
- d. Approval of Resolution 19-79, approving an agreement with Lamp Rynearson, in the amount of \$15,000.00 for the Grand View Boulevard bridge deck replacement design.
- e. Approval of Resolution 19-80, authorizing execution of documents in connection with the City's acquisition of property by treasurer's deed.

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

General Business

Public hearing and approval of Resolution 19-81, approving a preliminary plat for Bridle Creek.

Mayor Baker opened the public hearing.

Tim Nelson, Principal Planner with Galloway was sworn in by City Clerk, Valerie Taylor and gave a brief presentation and was available for questions.

Sarah Hunsucker, with Evergreen Investment Company was sworn in by City Clerk, Valerie Taylor and was available for questions.

Council Member Thomas asked what was meant by multi-generational homes. Mr. Nelson stated it included first time homebuyers, families with children and empty nesters.

Mayor Baker asked about the 25 acres dedicated for the school site. Ms. Hunsucker stated that a high school would require 50 acres and any other schools such as an elementary school would only require 25

acres. AJ stated that the school superintendent has been present at the meetings and involved in conversations regarding the school site.

Jennifer Krieger, Community Development Director asked that the following be entered into the record: Staff report dated August 26, 2019, Dacono Municipal Code, Application and supporting documents and the Preliminary Plat submitted June 11, 2019. She then presented her report.

Council Member Plain asked about open space. Jennifer stated that council has the discretion to decide how much of the wetlands can be used as usable open space.

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

Council Member Plain moved to approve Resolution 19-81, approving a preliminary plat for Bridle Creek. The vote was unanimous with Mayor Baker declaring the motion carried.

Public hearing and approval of Resolution 19-82, regarding the organization of the Bridle Creek Metropolitan District NO. 1.

Mayor Baker opened the public hearing and stated that the subject of the hearing.

Michael Davis with Miller & Associates stated that the public hearing notice was published in the Longmont Times-Call on July 31st and that notices of the public hearing had been sent to the division of local government and to other special districts that are interested parties on July 31st. He presented a brief report.

Mayor Baker asked if notice had been given to any other persons. Mr. Davis stated that one homeowner was notified.

Council Member Plain asked about the sanitary sewer. Ms. Hunsucker stated that St. Vrain Sanitation is requiring the developer to put in a lift station.

Mr. Davis stated that taxes would be paid by oil and gas that is currently located on the property. Future residents would be required to pay metro district taxes. The property owner owns all of the mineral rights on the property. Bonds could be issued as early as next year.

Council Member Nasta asked if this is District #1, does that mean more districts will be formed. Mr. Davis stated that there would be more districts formed in the future. Council Member Plain asked if future districts would overlap. Mr. Davis stated that they would do exclusions so that they didn't overlap, no person would ever pay more than 50mils.

Kathleen Kelly stated that the proposed metro district is a funding mechanism and improvements will be dedicated to the city. This district is different from other districts as seen in the past. The first district was dissolved due to inactivity. Staffs opinion is that this does follow the city's model district plan. Once the project goes through the planning stages, the district can ask for up to 15 additional mils for special improvements to enhance the development.

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

Council Member Plain moved that Resolution No. 19-82, a Resolution regarding the organization of the Bridle Creek Metropolitan District No. 1 in the City of Dacono, and approving the Service Plan for the same, be approved. The vote was unanimous with Mayor Baker declaring the motion carried.

Public hearing and approval of Resolution 19-83, approving a site plan and development agreement for Vivid Storage.

Mayor Baker opened the public hearing.

Brian Ojala, 1501 W 124th Ave, Suite 100, Westminster, was sworn in by City Clerk Valerie Taylor and presented his report and was available for questions.

Council Member Nasta asked about the fire trucks access, Mr. Ojala stated the firetrucks would access from the front and would have room to turn around at the back of the property.

Jennifer Krieger, Community Development Director asked the following be entered into the record: Site development dated July 9, 2019, Dacono Municipal Code, Staff report dated August 26, 2019, and Resolution 18-71, then proceeded to present her report.

Council Member Plain asked about heavy snow and how it would get cleared to and if would impede the fire trucks being able to turn around.

Aaron Ojala, 1501 West 124th Ave, Suite 100, Westminster was sworn in by City Clerk Valerie Taylor and stated that the company that will be hired to take care of the landscaping and snow removal will have a plan to remove the snow so that it isn't in the way.

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

Council Member Wittman moved to approve Resolution 19-83, approving a site plan and development agreement for Vivid Storage. The vote was unanimous with Mayor Baker declaring the motion carried.

Public hearing and approval of Ordinance 874, adopting by reference the International Building Code, 2018 edition, the International Residential Code, 2018 edition, the International Fuel Gas Code, 2018 edition, the International Plumbing Code, 2018 edition, the International Mechanical Code, 2018 edition, the International Existing Building Code, 2018 edition, the International Property Maintenance Code, 2018 edition, the International Swimming Pool and Spa Code, 2018 edition, the International Energy Conservation code, 2012 edition, and the National Electrical, 2017 edition, on second reading.

Mayor Baker opened the public hearing.

Jennifer Krieger, Community Development Director presented her report.

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

Council Member Nasta moved to approve Ordinance 874, adopting by reference the International Building Code, 2018 edition, the International Residential Code, 2018 edition, the International Fuel Gas Code, 2018 edition, the International Plumbing Code, 2018 edition, the International Mechanical Code, 2018 edition, the International Existing Building Code, 2018 edition, the International Property Maintenance Code, 2018 edition, the International Swimming Pool and Spa Code, 2018 edition, the International Energy Conservation code, 2012 edition, and the National Electrical, 2017 edition, on second reading. The vote was unanimous with Mayor Baker declaring the motion carried.

Public hearing for Old School Industries Site Plan *(open and continue until September 9, 2019)*

Mayor Baker opened the public hearing.

Council Member Plain moved to continue the public hearing until September 9, 2019. The vote was unanimous with Mayor Baker declaring the motion carried.

Consideration and approval of Ordinance 876, amending Chapter 16 of the Dacono Municipal Code to repeal and re-enact the city's oil and gas regulations and amending Section 17-95 concerning setbacks to oil and gas operations, on first reading.

Jennifer Krieger, Community Development Director presented her report.

Council Member Wittman moved to approve Ordinance 876, amending Chapter 16 of the Dacono Municipal Code to repeal and re-enact the city's oil and gas regulations and amending Section 17-95 concerning setbacks to oil and gas operations, on first reading. The vote was unanimous with Mayor Baker declaring the motion carried.

Barb Kirkmeyer, County Commission gave a brief report on what the county is doing regarding Senate Bill 181 regarding local land use authority. She recommended council look into reclamation of sites.

Staff Reports

AJ Euckert – He stated the splash pad will be open weekends only after this Labor Day, as long as weather permits. City offices will closed September 2nd. The last Music and Movie will be held September 14th. Planning Commission will meet tomorrow. City Council meeting on September 9th. The state came in and seized Jerry D's for nonpayment of taxes, that's why they are not open.

Jordan Eichem – not present.

Jennifer Krieger – no report.

Brian Skaggs – not present.

Kathleen Kelly – no report.

Valerie Taylor – She stated three petitions were tuned in for the two council seats.

Jon Rabas – not present.

Kelly Stroh – not present.

Council Members

Jackie Thomas – no report.

Joe Baker – no report.

Robin Dunlap – no report.

Bobby Mauck – not present.

Debbie Nasta – no report.

Kevin Plain – no report.

Kathryn Wittman – no report.

Adjournment:

With no further business to be discussed the meeting was adjourned at 7:19 pm.

Approved this 9th day of September, 2019.

Joe Baker, Mayor

Attest:

Valerie Taylor, City Clerk