

MINUTES
TOWN OF HUDSON TOWN COUNCIL
REGULAR MEETING
July 20, 2016 - 6:00 P.M.

PLEDGE OF ALLEGIANCE

CALL TO ORDER AND ROLL CALL

Mayor Patch called the meeting to order at 6:00 p.m.

ROLL CALL

Mayor, Raymond Patch - Present
Mayor Pro-Tem, Laura Hargis – Present
Councilmember, Matt Cole – Present
Councilmember, Christine Hamilton – Present
Councilmember, Julia Stell – Absent
Councilmember, Joe Hammock – Present
Councilmember, Maria Chavez - Present

Town Clerk Pro-Tem, Becky Utecht took roll call, and a quorum of (5) Councilmembers were present.

Town Staff Present:

Town Manager – Joe Racine
Town Attorney – Corey Hoffmann
Town Clerk Pro-Tem – Becky Utecht
Economic Development Director – Dan Hamsmith
Utility and Public Works Director – Hunter Fobare
Town Marshal – Brent Flot

ADDITIONS TO AGENDA

Item 2g under General Business will be moved to the end of the Agenda after Staff Reports.

CITIZEN'S COMMENTS

Mark Woodward, 19886 WCR 8, reported that the drainage off WCR 8 from the Outpost RV Storage facility is causing erosion on WCR 41. It is running so hard it backs up into his lot. The drainage is not adequate and is running backwards on the south side of WCR 8.

Joe Racine, Town Manager, reported that he would have the Utility and Public Works director for the Town look at this.

1) CONSENT AGENDA

(Consent Agenda Items are considered routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda Items unless a Councilmember or Citizen so requests, in which case the items may be removed from the Consent Agenda and considered at the end of the Regular Agenda.)

- a. Town Council Minutes, Regular Meeting, July 6, 2016
- b. Payment of Bills

Councilmember Hargis made a motion, seconded by Councilmember Cole to approve the Consent Agenda.

The vote was as follows:

Aye: Councilmembers Hargis, Cole, Hammock, Chavez, Hamilton, and Mayor Patch

Nay - None

Mayor Patch declared the motion carried.

2) GENERAL BUSINESS

a. Contract Addendum, Fransen Pittman, Town Hall Guaranteed Maximum Price

Joe Racine, Town Manager, reported that our owner's representative, Kevin Gibbs, is here this evening to answer any questions. The Town is at the point in the Town Hall project where we are proposing a contract addendum to set the guaranteed maximum price (GMP) of the project. The total GMP is currently at \$3,083,210.00.

Kevin Gibbs, Owner's Representative, reported that the mobilization of the project is to occur on August 12, 2016, although the contractor has already fenced in the work area and staked it out. The estimated certificate of occupancy date is April 2017.

Councilmember Hargis made a motion, seconded by Councilmember Hamilton to approve the Consent Agenda.

The vote was as follows:

Aye: Councilmembers Hargis, Hamilton, Cole, Hammock, Chavez, and Mayor Patch

Nay - None

Mayor Patch declared the motion carried.

b. Discussion – Eastridge Estates Drainage

Laura Hargis, Councilmember, recused herself from this discussion.

Joe Racine, Town Manager, reported that there is nothing more to report on the research into the Eastridge Subdivision drainage issue. He spoke with Jason Murray, the engineer who prepared the original drainage report for the project. Jason is with a different company now and has nothing in his files on this project. He also spoke with Rick Gonzalez from RG Engineering, the Town Engineer at the time of the development. HE said that they did not have any records from that time.

Corey Hoffmann, Town Attorney, reported that he looked at the Town's file and plat. The Town Board approves plats with subdivision agreements, which explains public improvements. The subdivision was never recorded and there is no record of this. It is unclear if this is a public improvement or not. He reviewed his records and the engineering timeline and there was nothing on the drainage. This type of improvement is sometimes the responsibility of the municipality and sometimes it is the responsibility of the developer. The Town could undertake this improvement if needed, although there is nothing that says

the Town of Hudson is legally responsible to do so. Steps that will need to be taken to make this

Improvement will be first the design, what does this look like. Secondly what will the costs associated with this project be and lastly what type of land and easements will need to be acquired to accomplish this project.

Joe Racine, Town Manager, reported that the design of the project would determine the positioning of the easements and a detention pond. He reported that at the direction of the Council he would ask Jason Murray to provide the engineering design to the Town.

The Town Council authorized the staff to move forward with the design.

c. Weld County Notice of Inquiry – Sparboe Farms

Josh Ferguson, Deputy Marshal, reported that the Town does not currently have a fee schedule for VIN checks and finger printing. He reported that they frequently receive these requests. There is a memo that Marshal Flot created detailing the fees. Marshal Flot included a fee for out of town VIN inspections to be \$30.00. Deputy Ferguson reported that per statute the fee for certified VIN inspections could not exceed \$20.00.

Corey Hoffmann, Town Attorney, reported that the resolution could be revised to reflect the \$20.00 fee for out of town certified VIN inspections.

d. Discussion: Proposed Sale of Town-owned Property

Joe Racine, Town Manager, reported that this item was removed from the agenda.

e. Contract Addendum 1, Clear Water Solutions – Water Supply Plan

Joe Racine, Town Manager, reported that Clear Water Solutions is the Town's water resources engineering consultant. One of the tasks for them that is anticipated in the 2016 budget is completion of the Town's raw water supply plan. The agreement is an addendum to Clear Water's base contract for services. It provides for a long-term supply plan to be produced for a not to exceed fee of \$35,611. This fee is within the amount budgeted for the project.

Councilmember Chavez made a motion, seconded by Councilmember Stell to approve the Contract Addendum 1, Clear Water Solutions – Water Supply Plan

The vote was as follows:

Aye: Councilmembers Chavez, Stell, Hargis, Cole, Hamilton, and Mayor Patch

Nay – None

Mayor Patch declared the motion carried.

f. Agreement for professional services, Mark Kieffer, Sanderson-Stewart

Joe Racine, Town Manager, reported that Mark Kieffer is a planning consultant with the firm of Sanderson Stewart, and has proposed to join the team of consultants that will be analyzing the proposed annexation of the Pioneer property. Mr. Keiffer has experience in working with growth communities, including Parker, Black Hawk and Williston, North Dakota. Corey Hoffmann recommended Mr. Kieffer to the Town as he has worked with him Parker and Black Hawk. His fees are \$135.00 per hour and he plans to spend approximately 40-60 hours working on this project.

Councilmember Hargis made a motion, seconded by Councilmember Stell to approve the Agreement for professional services, Mark Kieffer, Sanderson-Stewart

The vote was as follows:

Aye: Councilmembers Hargis, Stell, Chavez, Cole, Hamilton, and Mayor Patch

Nay – None

Mayor Patch declared the motion carried.

g. Discussion, possible November ballot questions

Joe Racine, Town Manager, reported that staff received a request to pass on to the Council ideas for three possible ballot questions for this November's coordinated election. The questions include, exemption from the prohibitions in Senate Bill 05-152 that restrict local government's involvement in providing broadband internet services, establishment of a lodging tax and designation of a portion of the Town's existing sales tax for capital facilities at Hudson's elementary school.

Town Council and staff discussed the ballot questions and the consensus was to continue the discussion on the questions until the next meeting. The Weld County Elections department has already been notified to hold a place on the ballot for the Town if it decides to put these questions on the ballot.

Corey Hoffmann, Town Attorney, reported that he would prepare the ballot language for the ballot questions and have them available at the next Council meeting.

3) STAFF REPORTS

Joe Racine, Town Manager, reported the bond refinance is on track. The construction plans for the new town hall should be 100% complete and the contractor is still getting bids from subcontractors. The guaranteed maximum price on the project is expected to be provided to the Town by July 29th. This will be discussed at the next Council meeting as an addendum to the original contract. If the cost is high and contingency is exceeded than the Town would delete items from the project. The Town will hire consultants to put furniture packages together. Town staff will be responsible for the interior furnishings. The 2012 CDOT grant money is still available and the project is being discussed. KBN is updating the design and plans to be done with this in August. There is \$250,000.00 left in the grant and if the project goes through there will need to be a budget amendment.

Corey Hoffmann, Town Attorney, reported that on Tuesday, July 26, 2016 there will be a status conference with all involved parties regarding the High Plains Library District. If a settlement agreement is reached, it will be subject to the approval the Council.

Hunter Fobare, Utility and Public Works Director, reported that the shallow is almost complete. New tires have been installed on the mower. Water meters are still being installed and to date there are about 370 complete. He will be doing interviews next week for a public works position. He received a call from the excavating company working on the Ritchey Storage project because they had no water pressure. This was because they tapped into the wrong line. KBN has looked at this and bids will be requested to get this problem resolved.

Chris Hamilton, Councilmember, asked Joe Racine if any more information was available regarding Eastridge drainage issues.

Joe Racine, Town Manager, reported that he found the original taped recording and there was no discussion on the drainage plan on the recording.

Corey Hoffmann, Town Attorney, reported that he will review the original plat. It is unclear whether drainage work was the responsibility of the Town or considered a Public Improvement. He will review how the plat was contemplated to work with the drainage.

Maria Chavez, Councilmember, reported that the Weld Central RE-3J Campaign Meeting will be held on Wednesday, July 27, 2016.

ADJOURNMENT

The meeting adjourned at approximately 7:31 p.m.

TOWN OF HUDSON, COLORADO

Mayor

ATTEST

Town Clerk Pro-Tem