

MINUTES
TOWN OF HUDSON TOWN COUNCIL
REGULAR MEETING
March 21, 2018 - 6:00 P.M.

PLEDGE OF ALLEGIANCE

CALL TO ORDER AND ROLL CALL

Mayor Haynes called the meeting to order at 6:014 p.m.

ROLL CALL

Mayor, Dwayne Haynes – Present
Mayor Pro-Tem, Laura Hargis – Present
Councilmember, Matt Cole – Absent
Councilmember, Christine Hamilton – Present
Councilmember, Joe Hammock – Present
Councilmember, Maria Chavez – Present

Town Clerk, Rebecca Utecht took roll call and (6) Councilmembers were present.

Town Staff Present:

Town Manager – Guy Patterson
Town Attorney – Corey Hoffmann
Town Clerk – Rebecca Utecht
Town Marshal – Brent Flot
Public Works and Utility Director – Hunter Fobare
Recreation/Events Coordinator – James Kaye

ADDITIONS TO AGENDA

Councilmember Cole arrived at the meeting at 6:02 pm.

Guy Patterson, Town Manager, reported that there are no additions to the agenda but two of the Council candidates would no longer be participating in tonight's interviews. They are Zachary Reyes and Ted Kildal.

CITIZEN'S COMMENTS

Mary Duckwall, 418 Grape Street, reported that she is still working on a trash petition. She asked how long the Waste Management contract was in effect. Staff reported that it is a five-year contract that can be re-evaluated every year.

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 Meeting Minutes, March 7, 2018
- b. Payment of Bills

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

The vote was as follows:

Aye: Councilmembers Hargis, Chavez, Cole, Hamilton, Hammock and Mayor Haynes.

Nay - None

Mayor Haynes declared the motion carried.

2) GENERAL BUSINESS

- a. Council Candidate Interviews – Aspey, Stadler and Ruby

The Town Council interviewed each applicant in the order that his or her applications were submitted. Each applicant presented a sincere interest in the community.

Councilmember Hargis reminded each applicant that they would be filling a vacancy until the November 2018 election.

- b. Council Member Selection - Resolution No. 18-08, Appointment to the Town Council

Councilmember Hammock made a motion, seconded by Councilmember Hargis to approve Resolution No. 18-08, Appointment of Sarah Stadler to the Town Council

The vote was as follows:

Aye: Councilmembers Hammock, Hargis, Hamilton and Chavez.

Nay – Councilmember Cole and Mayor Haynes

Mayor Haynes declared the motion carried.

c. Councilmember, Oath of Office

Rebecca Utecht, Town Clerk, administered the Oath of Office to Sarah Stadler. Councilmember Stadler was present and seated for the remainder of the meeting.

d. Ordinance 18-01, SECOND READING: AN ORDINANCE AMENDING ARTICLE 1 OF CHAPTER 2 OF THE HUDSON MUNICIPAL CODE BY THE ADDITION THERETO OF A NEW SECTION 2-13 CONCERNING COUNCIL PAY

Corey Hoffmann, Town Attorney, reported that the proposed pay increase for the Town Council would take effect in November 2018. Councilmember seats not up for election will not receive the increase. The compensation will be \$300.00 per meeting for the Mayor and \$150.00 per meeting for the Councilmembers.

Matt Cole, Councilmember, reported that he thinks the increase is excessive compared to normal wages, especially for a meeting that lasts one-two hours.

Councilmember Hargis made a motion, seconded by Councilmember Hammock to approve Ordinance 18-01, SECOND READING: AN ORDINANCE AMENDING ARTICLE 1 OF CHAPTER 2 OF THE HUDSON MUNICIPAL CODE BY THE ADDITION THERETO OF A NEW SECTION 2-13 CONCERNING COUNCIL PAY

The vote was as follows:

Aye: Councilmembers Hargis, Hammock, Chavez, Stadler, Hamilton and Mayor Haynes.

Nay – Councilmember Cole

Mayor Haynes declared the motion carried.

e. Ordinance 18-02, SECOND READING: AN ORDINANCE AMENDING SECTION 16-30(b)(7.5) OF THE HUDSON MUNICIPAL CODE REGARDING COMPENSATION PAID TO PLANNING COMMISSION MEMBERS Ordinance 18-02, SECOND READING: AN ORDINANCE AMENDING SECTION 16-30(b)(7.5) OF THE HUDSON MUNICIPAL CODE REGARDING COMPENSATION PAID TO PLANNING COMMISSION MEMBERS

Corey Hoffmann reported that this ordinance would raise the Planning Commissioner's pay to \$50.00 per meeting. This increase will not apply to any Ex-Officio Planning Commission members.

Councilmember Hamilton made a motion, seconded by Councilmember Cole to approve Ordinance 18-02, SECOND READING: AN ORDINANCE AMENDING SECTION 16-30(b)(7.5) OF THE HUDSON MUNICIPAL CODE REGARDING COMPENSATION PAID TO PLANNING COMMISSION MEMBERS Ordinance 18-02, SECOND READING: AN ORDINANCE AMENDING SECTION 16-30(b)(7.5) OF THE HUDSON MUNICIPAL CODE REGARDING COMPENSATION PAID TO PLANNING COMMISSION MEMBERS

The vote was as follows:

Aye: Councilmembers Hamilton, Cole, Hargis, Hammock, Chavez, Stadler and Mayor Haynes.

Nay – None

Mayor Haynes declared the motion carried.

f. Verdad Use by Special Review, Case No. 18.04-USR, Public Hearing

Mayor Haynes opened the Public Hearing at 6:35 pm.

Kenny Trueax, Regional Manager for Verdad Oil & Gas Corporation located at 1401 17th Street, Suite 925, Denver, CO 80202, gave a presentation regarding the plan for the new oil pads in the Hudson Hills Subdivision. He reported that Verdad has been around for 30 years and their goal is to be responsible neighbors. This information was presented to the Planning Commission last week and the plan was approved. This site will host eleven well pads and will be located off the northwest corner of CR 10 and Beech Street. There will be 10.6 acres used for the drilling pad. The production pad will be 3.8 acres. There will be mitigations in place including sound control using a structured sound wall, dust control, light control, an emergency management plan, a storm water management plan and a traffic control plan. All traffic will be routed in and out of the site from the south.

Mayor Haynes asked if there would be mud on the streets from this site. Mr. Trueax reported that there will be a track pad and they will have a street sweeper on call. Guy Patterson reported that they have a 114-page plan, which includes all the intricate details.

Mr. Trueax reported that there will be no traffic going north on Beech Street. The fracking water will be piped to reduce the traffic. It will be piped under roads in Weld County and will require a County permit. The access road to the proposed site is 702'. There will be one gas transfer line from the meter on the pad and tie into a third party flowline. The flowlines will comply with the COGCC's regulations and will be completed before the second phase of Hudson Hills starts. They have a comprehensive landscape plan that will be in place sometime after one-year to include spruce and pine trees and a 6' rough-cut cedar fence.

Chris Hamilton, Councilmember, asked how long the drilling would take and if there would be any holding tanks. Lisa Denke, Engineer for Verdad located at 1401 17th Street, Suite 925, Denver, CO 80202 reported that they plan to drill for approximately 174 days, about 6 months. Mr. Trueax reported that there would be nothing placed below grade.

Laura Hargis, Councilmember, said that on page 3 of Roy's report it said that no flowlines will leave the pad. Mr. Trueax reported that they will boar under Beech Street on the east side going south.

Corey Hoffmann asked them how they determined where the right-of-way was. He said there is more to the right-of-way than just the pavement. Mr. Trueax said he would need to get with his surveyor and let us know.

Councilmember Hamilton asked if Verdad currently had any active production sites in the area. Mr. Trueax reported that they are currently drilling at CR 4 and CR 33.

Mary Duckwall, 418 Grape Street, asked Mr. Trueax where they plan on getting their water. He said this will be well water purchased from BNN.

Melvin Valdez, 21982 CR 10, Hudson, CO 80642, asked where all the traffic will come in from. Lisa Denke reported that most of the traffic would travel in from the west but be routed to the site from the south.

Mayor Haynes closed the public hearing at 7:11 pm.

Councilmember Hargis made a motion, seconded by Councilmember Hammock to approve the Verdad Use by Special Review, Case No. 18.04-USR to include all staff recommendations and being contingent upon the agreement of establishing a road maintenance escrow account to be used for repairing any damage that occurs to Beech Street and that the right-of-way should be 166 feet.

The vote was as follows:

Aye: Councilmembers Hargis, Hammock, Chavez, Stadler, Hamilton, Cole and Mayor Haynes.

Nay – None

Mayor Haynes declared the motion carried.

Councilmember Hammock left the meeting at 7:15 pm.

g. Food Pantry Site Plan, Case No. 18.05 - SP, Public Meeting

Perry Bell, Pastor of Destination Ministries, reported that his site plan was approved by the Planning Commission at their March 14, 2018 meeting. This was a public hearing and no one came to speak. The location of the trailer will be at 617 Birch Street at the Southeast Weld County Chamber of Commerce and B&G Financial business site.

Corey Hoffmann reported that if this is approved, the next agenda item will be the donation of the trailer.

Councilmember Hargis made a motion, seconded by Mayor Haynes to approve the Food Pantry Site Plan, Case No. 18.05 – SP

The vote was as follows:

Aye: Councilmembers Hargis, Mayor Haynes, Chavez, Stadler and Hamilton.

Nay – Councilmember Cole

Mayor Haynes declared the motion carried.

h. Office Trailer Donation

Corey Hoffmann reported that the Town would donate the office trailer to be used for the purpose of providing a food bank for the Town of Hudson community. The trailer is being donated to Destination Ministries, for the benefit of the Weld Food Bank. There can be no religious activity conducted in the trailer. If the office trailer is no longer used as an emergency food bank, the office trailer shall revert back to the Town. In the event Destination Ministries decides to transfer the office trailer to a third party, such conveyance shall require the consent of the Town, which consent shall not be unreasonably withheld, so long as the conveyance is for a secular purpose.

Councilmember Hargis made a motion, seconded by Councilmember Hamilton approve the Office Trailer Donation

The vote was as follows:

Aye: Councilmembers Hargis, Hamilton, Chavez, Stadler and Mayor Haynes.

Nay – Councilmember Cole

Mayor Haynes declared the motion carried.

3) STAFF REPORTS

Guy Patterson reported that he has reached out to DOLA to assist with the update of the Emergency Management Plan for less money. The consultant he reached out to was very expensive. He included his bimonthly Manager's report in the packet, as well as a memo to add an additional Deputy Marshal to the Marshal's Office. The Town budgeted for a part-time investigator and with the changes in staff, the Town can afford to hire and outfit an additional deputy. This will reduce on-call coverage times.

Councilmember Hargis asked if staff was going to look at hiring a new Economic Development Director or a new Recreations/Events Coordinator. Mr. Patterson reported that the Economic Development position will become part of the Town Planner position. We will reevaluate the recreation position; currently all scheduled events are covered.

Mr. Patterson reported that staff met with CDOT on March 16, 2018 to discuss the progress of the 52/76 intersection. Per the request of the Town, CDOT met with the Fire District and is working on incorporating their recommendations in their updated concept. CDOT will be meeting with the Council and citizens in the next few months to continue the dialog on this project. Joe Racine, Hunter Fobare and the building representative met with the construction company to complete an 11-month walk through. Some minor repairs were noted and will be completed. Staff has purchased a plaque to memorialize the fact that the new Town Hall is Gold LEED certified. The Town Hall has installed an AED to the right of the Town Hall front counter. Staff is working on updating front counter financial transactions. The plan is to implement the new processes in the next month. The Town had their annual final financial audit the week of March 12, 2018.

Mr. Patterson and Roy Fronczyk met to discuss Roy's transition out of the planning position. They will work together to review applications. Mr. Fronczyk agreed to overlap with the new planner as well as to be on-call to help facilitate the transition. Mr. Patterson and the department heads had their initial monthly budget review meeting and will continue to do so each month. The Town website has been updated to include a page with recreational marijuana information. Mr. Patterson has reached out to approximately 20 state and national organizations that represent all sides of recreational marijuana. There will be an additional public meeting on this topic. No date has been set yet. Staff has also been working on expanding and reorganizing the website page that contains minutes and agendas. The goal is to populate the page with information back to 2010.

Corey Hoffmann reported that he will not be at the next week and Attorney Kathryn Sellars will be present in his absence.

Marshal Flot thanked Council for allowing his department the opportunity to expand. He reported that the Marshal's Office had ice cream with the students at the Hudson Academy of Arts & Science. His office has provided child-id kits to the school for all of the elementary children. These kits are also available at the front counter of Town Hall. His office recently handled a kidnapping case due to a child custody issue. They tried to issue an Amber Alert but were unable to do so because there was no vehicle involved in the initial kidnapping. He was unaware of this rule. CBI agents assisted in this case and the kidnapper was eventually taken in to custody. The children were successfully reunited with their father.

Hunter Fobare, Public Works and Utility Director, reported that the two lighted radar unit signs for the raised crosswalks at the school have arrived. He is currently working on programming them and will get them installed possibly tomorrow. His staff has changed out most of the water meters in Town. There are 52 left to complete.

Councilmember Hargis asked what the plan was for the limb pile. Hunter reported that he planned on getting some roll-off's delivered to get the majority of it cleaned up and they will continue to work on chipping what they can. Councilmember Chavez reported that the limb pile looks bad from the highway and asked if staff could fence it. Hunter reported that they would dispose of a lot of the pile and get it down to a size that will fit in the existing fencing on site.

Jay Kaye, Recreation/Events Coordinator, reported that this was his last Council meeting. He thanked Council for giving him this opportunity. The annual Easter Egg Hunt is planned for this Saturday at 10 am at the park. There will be two more Friday night movies at Town Hall, one on March 30, 2018 and the last one on April 13, 2018.

Rebecca Utecht, Town Clerk, reported that the Town received a thank-you card from the elementary school in regards to the Council's donation to their annual carnival. She reported that in her meeting minutes from March 7, 2018 she reported that Guy Patterson does a bi-weekly Manager's Report. This should have said bi-monthly.

Councilmember Cole asked what the status was on some budgeted capital projects, such as the walking path from Sunrise Acres, the Eastridge Drainage project, the new park, etc. Guy Patterson reported that he and Hunter have met regarding the 1.5 million in the budget for capital activity and they have started planning for those projects. Guy reported that there is money in the budget for the Eastridge Drainage project and asked Council how they wanted to proceed with that.

Corey Hoffmann reported that he recalls that the consensus of Council was to have staff reach out to the property owners and set up a meeting. There would then be an agreement initiated between the property owners and the Town for upkeep. This meeting was to occur before the Town invested any more monies into the project.

Councilmember Cole asked what the status was on the car wash at the Barn Store. Hunter reported that his staff had to go in their last week and turn the water off, as it was not being metered. He spoke to the owner who said the junk cars will be out of there soon and that they are repairing the car wash to operate as a car wash.

Mayor Pro-Tem Hargis asked if Town staff would clean out the ditch on Holly Street that runs back behind the Eastridge properties that have drainage issues. Hunter Fobare will look into this.

Councilmember Hamilton told staff good job for obtaining the Gold LEED certification.

Councilmember Chavez reported that she would be starting an events committee. She will coordinate with staff to set up meetings at Town Hall. Guy Patterson said this is a great idea and a good way to start gathering a volunteer pool.

Mayor Pro-Tem Hargis reported that the owner of “Got Coffee” approached Planning Commission last week about the possibility of setting up some temporary structures for other vendors to sale items such as jewelry, knick-knacks, etc. The structures would be like carts on skids. Corey Hoffmann reported that the property has the ability to host other licensees but this would require a lot of moving parts. If Council is interested in doing something like this they may consider what other communities do, such as Farmer’s Market’s, in which one person/company manages all vendors and is the primary contact. The zoning of the property would allow this use but would require site plan approval. Councilmember Cole asked what would happen if the Town sells the old Town Hall? The consensus of the Council was to discuss what their plan is for the old Town Hall property before making any other decisions.

Councilmember Stadler thanked Council for the opportunity to be a Councilmember.

ADJOURNMENT

The meeting adjourned at approximately 8:25 pm.



ATTEST

Rebecca Weichert

Town Clerk

TOWN OF HUDSON, COLORADO

[Signature]

Mayor