

MINUTES  
TOWN OF HUDSON TOWN COUNCIL  
REGULAR MEETING  
June 20, 2018 - 6:00 P.M.

PLEDGE OF ALLEGIANCE

CALL TO ORDER AND ROLL CALL

Mayor Haynes called the meeting to order at 6:05 p.m.

ROLL CALL

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

Acting Town Clerk, Charity Young took roll call and (6) Councilmembers were present.

Town Staff Present:

Town Manager – Guy Patterson  
Acting Town Clerk – Charity Young  
Town Marshal – Brent Flot  
Public Works & Utilities Director – Hunter Fobare

ADDITIONS TO AGENDA

None

CITIZEN'S COMMENTS

None

**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, June 6, 2018
- b. Payment of Bills

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

The vote was as follows:

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

Nay - None

Mayor Haynes declared the motion carried.

## 2) GENERAL BUSINESS

### a. Presentation - Hudson Fire District Impact Fee Study

Molly Fitzpatrick with BBC research and consulting came to present the impact fee study. She reported that Holly Earls did most of the work on this and they determined what the fire department could legally assess. Holly Earls reported that there is no standard definition of impact fees. She reported that this fee would only apply to new development. This is a way to offset capital cost for new development. This fee cannot be used for repairing or maintain current structures. It has to be applied to all land use types and needs to be roughly proportional to the new development structure. Impact fees can only go toward expansion of facilities to accommodate new development. The methodology – everything is based on the current land uses. Maintain the current level of service. The fire department could not replace a 1990 truck with a 2017 Tahoe. They would have to use replacement structures based on insurance value of the current assets. She reported that they calculated the infrastructure cost of current development. The current infrastructure value of fire infrastructure is 6.8 million. They did not calculate in the antiques fire trucks since they do not help maintain the current level of service. Based on the calculations the impact fee by land use is \$1617 per residential unit and commercial .56 cents per square foot. Other non-residential is .12 cents per square foot.

Councilmember Cole asked for clarification of what would constitute other non-residential structures is it industrial or commercial.

Molly Fitzpatrick reported that it is anything the assessor determines is not commercial or residential. Out buildings, sheds, etc.

Holly Earls reported that if you implement the impact fees they have to be collected through and IGA from cities and counties. They need to separate from other funds. She also stated that if the impact fees need to be changed then a new study would be required, including a large developmental change.

Guy Patterson asked if the two cities and the county have to have one IGA for all involved or a separate one for each entity?

Captain Hudson reported that the fees will be implemented only if Hudson and Lochbuie go in on it. He reported that the county is waiting to see what the municipalities do. The fire department has already talked to Lochbuie to see how this proposal is accepted.

Guy Patterson reported that the fire department does not cover what the Pioneer Annexation will require. The fire district only covers 1/20th of the area that the Pioneer Annexation has proposed.

Captain Hudson reported that it is that up to the Town on who would cover it. His guess is it will be SE Weld County Fire Protection district.

Mayor Haynes asked if the Town should have a fire station out there first thing?

Guy Patterson reported that the market analysis right now for their saturation schedule is over the next 30 years.

Councilmember Cole reported that the SE Weld fire district would be the one who would need to put the station in. Unless the two fire departments swap some land around.

Councilmember Hamilton asked if existing homes be charged the impact fees?

Molly Fitzpatrick reported that only new homes would be assessed the impact fee. The study looks at what current homes use of services and if a home were lost and rebuilt, there would be no impact. The impact fees only affect growth. The fees would put the burden of the cost of growth on the new development.

Councilmember Cole reported that he has concerns putting industrial development into other at a cheaper rate. Things in this category would require more resources than the little retail store.

Molly Fitzpatrick reported that we get that question a lot when we look at this to allocate the costs and how many calls they have had to those places. We gauge the burden on the fire district. Medical and more people put a burden on that because retail brings in more people.

Councilmember Cole reported that oil and gas tank battery would have more burden than a shop that tractors are stored. He also reported that Burlington Northern is coming in with who knows what. The only industrial we have is the chemical plant that one call in 20 years could be a lot worse than all the calls in the residential area.

Molly Fitzpatrick reported that we could put that into the structure of the IGA. The agreement could address the places that we could negotiate a specific fee.

Guy Patterson reported that from the Town's point of view looking at equity, and making it more expensive to develop the Town would not want to price themselves out of the market. The fee of \$1617 raises it 18k.

Chief Hudson reported that the \$1617 is max fee they could assess and does not mean the fire district will ask for that. Lochbuie wants to be competitive with Brighton.

Councilmember Hamilton reported that she would have to have the information on what Brighton charges.

Molly Fitzpatrick reported that Brighton is around \$800 for a single family home. They have done fee studies for communities along the Front Range.

Guy Patterson asked what next steps were.

Captain Hudson reported that it depends on the Towns if they are interested the fire district would like to pursue it.

Councilmember Hamilton asked who is the right person to meet with Lochbuie?

Guy Patterson reported that he can meet with their administrator and he is curious to see where the county is. He reported that he would like to see one document instead of initiating multiple to make sure it is equitable and fair.

- b. **Resolution No. 18-14** - A RESOLUTION APPROVING THE CONTRACT WITH SYSTEMS GROUP FOR ANNUAL FIRE ALARM SYSTEM TESTING AND SPRINKLER INSPECTION.

Guy Patterson reported that all contracts have to have council approval. Corey reviews the contracts and the red lines are the parts of the contract that Corey struck out.

Councilmember Hamilton asked for clarification on whether it is an easement on the road or a section on the road.

Councilmember Stadler made a motion, seconded by Councilmember Chavez to approve Resolution No. 18-14.

The vote was as follows:

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

Nay - None

Mayor Haynes declared the motion passed.

- c. **ORDINANCE 18-04** – FIRST READING. AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF CONTIGUOUS UNICORPORATED TERRITORY IN WELD COUNTY (WELD COUNTY ROAD 49 ANNEXATION).

Guy Patterson reported that this is continuing the sliver's issue. The first reading is tonight, the public hearing is scheduled for the next meeting.

Councilmember Hamilton made a motion, seconded by Councilmember Cole to approve Ordinance No. 18-14.

The vote was as follows:

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

Nay - None

Mayor Haynes declared the motion passed.

d. **ORDINANCE 18-05 – FIRST READING. AN ORDINANCE ZONING THE NEWLY ANNEXED WELD COUNTY ROAD 49 ANNEXATIONS.**

Guy Patterson reported that this ordinance is a continuation of the previous one. The Town is keeping the zoning, the county had for them. One sliver is agricultural and there are two commercial because that is what the adjoining properties are.

Councilmember Hamilton made a motion, seconded by Councilmember Hammock to approve Ordinance No. 18-15.

The vote was as follows:

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

Nay - None

Mayor Haynes declared the motion passed.

**3) STAFF REPORTS**

Guy Patterson asked if there were any questions on my report. He added to it that CDOT gave me some items, the cost for the roundabout project is now up to 14 million, and they are scheduling an ad for bids in May 2019 with construction beginning July 2019. The frontage road from Lochbuie will attach to the neighborhood on the northwest corner of the interstate. The Fire Department will need to get assistance from Lochbuie.

Matt Cole asked if it would tear the frontage road off at the bridge and somewhere south the new frontage road will loop around and connect to the neighborhood.

Guy Patterson reported that the Fire Chief wanted a possible third entrance. That extra entrance is what made the cost of the project jump up two more million dollars. CDOT is now four million short of finishing the project.

Marshal Flot reported that he has nothing new unless council has any questions.

Mayor Haynes asked if the Marshal's attend the oil tanker fire.

Marshal Flot reported that the fire was outside of our jurisdiction, but he checked it out after it was pretty cool.

Mayor Haynes asked if the Marshal's office responded to the Keenesburg debacle

Marshal Flot reported that the accident was not on the tracks but it was close. The railroad was shut down for 20 min. No one was hurt or killed. He also reported that all the cars got hail at different locations.

Councilmember Cole asked if anyone utilized the carport.

Marshal Flot reported that one person from the library and one resident from Hudson Hills came the night before.

Public Works/Utilities Director Hunter Fobare reported that his search continues trying to get staff. He reported that there have been no applications but he will continue looking and trying to keep up. He reported that he has been working with engineers for different layouts for sidewalks on Ash Street. He reported that in about 2-3 weeks they would put in the pad for the gazebo for the new park. The tree limbs are out of control and not much, we can do about it. He reported that he has no labor or time to catch up on the tree limb project.

Mayor Haynes asked when we could start striping downtown.

Hunter Fobare reported that because of work force and time his projects have to go by importance. He reported that the lift station went down it is fixed now. The hail caused some damage to vehicles. Downtown is on our radar. It is tough right now.

Councilmember Hamilton reported that she wanted to welcome Charity. She wanted to update Marshal Flot about the rodeo that goes on during the summers by her house. She lives off the frontage road and road 8. She reported that there were eight calls the last two years. There was a hearing on Monday and the license was revoked for them to have the rodeo out at that location. She asked that Marshal Flot pass that information on to his staff. She reported that CDOT paved county road 8. She asked Guy opportunity zone is.

Guy Patterson reported that an opportunity zone basically allows businesses to access to federal money. It was not explained to me well. He reported that it is designed to attract businesses with some sort of benefit.

Councilmember Chavez reported that the Rockies challenge is rescheduled for Friday. She reported that during the meeting last time we discussed the GOCO grant and she wants to move forward with that.

#### **4) CITIZEN'S COMMENTS**

Tami Botelho 442 Birch Street, reported that she has the new posters posted on her Facebook page and already got some response on it. Flier for the public works needs to be more exciting, we may get some bites. She asked for more transparency due to the ordinances was not on the agenda in the book in the lobby.

**ADJOURNMENT**

The meeting adjourned at approximately 6:51pm.



ATTEST

*Charity Young*  
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Acting Town Clerk

TOWN OF HUDSON, COLORADO

*[Signature]*  
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Mayor