

**Town of Mead
Minutes of the Regular Meeting
Board of Trustees
May 31, 2011
7:00 p.m.**

The Board of Trustees for the Town of Mead met for a regular meeting on May 31, 2011. The meeting began at 7:00 p.m.

Members Present:

Mayor Richard W. Macomber
Trustee Robert J. Acker
Trustee Debra Brodhead
Trustee Richard E. Kraemer
Trustee Kim Heard
Trustee Liz Knapp
Trustee Penni Zelinkoff

Staff Present

Town Manager Dan Dean, Town Attorney Rick Samson, Town Planner Steve Stamey, Town Engineer Trent Marshall, Public Works Director Dan Dennison and Town Clerk Charlene Reed.

Pledge of Allegiance to the Flag

The assembly pledged allegiance to the flag.

Consent Agenda:

Board members considered the consent agenda consisting of the minutes of the regular meeting on May 9, 2011, the bills list dated May 25, 2011, the financial statement from April 30, 2011 and the sales tax report from the first quarter, 2011.

Motion was made by Trustee Heard, seconded by Trustee Brodhead, to approve the minutes of the regular meeting on May 9, 2011. The motion passed unanimously.

Motion was made by Trustee Heard, seconded by Trustee Knapp, to approve the bills list dated May 25, 2011. The motion passed with a 4-0 vote with Mayor Macomber and Trustee Brodhead abstaining.

Motion was made by Trustee Acker, seconded by Trustee Knapp, to approve the financial statement from April 30, 2011. The motion passed unanimously.

Audience Participation

There were no items presented from the audience.

Reports/Presentations

Redevelopment of Downtown

Ted Bendelow, Chairman of the Downtown Revitalization Committee, introduced Larry Gloss, of Gloss and Company, who has prepared materials to present to the Board regarding the plans for the redevelopment of the downtown area.

Mr. Gloss presented information regarding potential funding sources for the redevelopment of the downtown area and provided the k-statement brochure that was prepared to take to funding sources when soliciting funding for the project.

Trustee Kraemer arrived at 7:15 p.m.

Economic Development Report

Economic Development Specialist Linda Martin summarized her activities for the month of May, 2011 which included meetings with prospective businesses, the development of a new business license form which can be used to gather information on existing businesses, and meetings with Larry Burkhardt of Upstate Colorado regarding resources that are available to make our program more effective.

Trustee Kraemer asked about the meeting with Jim Birdsall, the developer for the Westridge Annexation, to discuss the Welker Avenue water line. Ms. Martin noted Mr. Birdsall is supportive of the Town preparing the design for the line. Trustee Kraemer asked if Mr. Birdsall is willing to provide a commitment for the right-of-way so the line can be designed on the south side of the street, rather than on the north side. Ms. Martin agreed to discuss this issue with him.

Code Enforcement Monthly Activity Report

Board members reviewed the Code Enforcement monthly activity report for May, 2011.

New Business

United Power Solar Program

Ron Asche, Chief Executive Officer of United Power, thanked the Board for working with United Power to renew the franchise agreement.

Jerry Marizza, the New Energy Coordinator for United Power, presented information regarding a proposed new partnership between the Town and United Power to assist residents of Mead in purchasing solar panels at the United Power solar farm, resulting in a reduction in the amount they pay for energy over a twenty-five year period. Mr. Marizza asked the Board to commit to utilizing up to \$15,000 of the Town's franchise fees to buy down the cost of the panels. With a contribution from the Town, the panels, which normally cost \$1,050, would cost the residents of Mead \$714 per panel. The customer would save \$42 per year per panel on their utility bill and would begin seeing paybacks in 12-15 years.

Mr. Marizza explained that this program allows customers to save money on their electric bills by participating in a solar program, without going to the expense of converting their homes to solar power.

Trustee Acker was in favor of participating in this program because it allows everyone to participate in solar power, without the initial cost to convert. United Power will be responsible for the repairs and maintenance of the system, and participating residents will have discounted rates on their electricity. He felt this could be a good program for the Town to help residents become energy efficient. Trustee Acker encouraged the Board to support this program.

Trustee Kraemer noted the Town would pay \$326 per panel, the customer would pay \$714 per panel, and the customer would only save \$42 per year. He did not feel the benefit was adequate to make this a viable program.

Mr. Marizza noted if a person put a system on their home, there would be a similar payback period. The residents who will be interested in this program are those who want to go green. This program allows someone who is not able to put a system on the roof to participate in green energy.

Mayor Macomber asked for information regarding rebates for energy star appliances, since this is a direct benefit to the residents.

High Point Discussions

Bonner Gilmore was present to discuss the High Point Development.

Mr. Dean noted that discussions have occurred with Ben Armistead and Mr. Gilmore regarding the High Point Development and the cost to develop in Mead compared to the cost to develop in Weld County. According to the developer, the difference in cost is approximately \$5,000,000.

Mr. Dean explained that the Board has already agreed to allow the developer to use their Transportation Impact Fees for improvements to WCR 9.5 and WCR 38. There was also an agreement to allow the developer to use the Parks and Recreation impact fee and the Open Space impact fee within the development with plans approved by the Town.

Mr. Armistead and Mr. Gilmore have indicated that a decision needs to be made regarding whether to develop in the Town of Mead, or to take the development to Weld County. They are asking if there are any other incentives that the Town will offer to make the project more cost neutral in comparison with the county.

Mr. Gilmore noted the Town has two fees that make up the difference in the cost to develop in Mead; the Municipal Facilities fee and the Recreation Impact fees. They are asking to use these fees within their development.

Mr. Dean asked if the Board is interested in finding a creative way to use these funds to benefit the development.

Board members discussed possible ways to use a portion of the funds within the development to benefit the residents of the community. The possibility of providing a community room was discussed as a possible use of municipal facilities fees.

Board members instructed staff to continue negotiations and find a creative solution to offset the additional cost to the developer. Mayor Macomber asked Board members to give their ideas and suggestions to Mr. Dean so that negotiations can continue. Mr. Gilmore agreed to continue working with staff to bring the numbers closer together.

Reports and Comments

Dan J. Dean, Town Manager

Board members reviewed Mr. Dean's activity report dated May 31, 2011.

Liberty Ranch Park

Mr. Dean provided an explanation regarding why the construction of the Liberty Ranch Park has not started. Blake Carlson made a proposal to the Board to give the funds held in escrow for the park to construct improvements as they see fit. This proposal was linked to the replatting of several lots and deeding the park area over to the Town. Staff has been working to process the replat and prepare an amendment to the existing MOAPI. Work on the park has been delayed until this process is complete.

Oil & Gas Lease Proposal

Mr. Dean reported that the Town received an offer from Land Energy, Inc. for mineral rights under the Ames Park acreage. They are offering \$1,000 per net mineral acre and a 15% royalty for a five year lease.

Mr. Dean noted the original intent was to coordinate efforts with Welker Farms to get oil and gas leases on the respective properties. Welker Farms has not received a proposal regarding their mineral rights, and Mr. Dean recommended that no action be taken until Welker Farms receives an offer and then both parties can work together to get the best deal.

Property Tax Revenue

Board members reviewed the information provided regarding property tax revenue and were not clear on the options presented. Board members asked Mr. Dean to set up a study session with Town Treasurer Denise Rademacher to review the information and get a better understanding of the options.

Third Street Crosswalks

Mr. Dean presented information regarding an alternative material to be used in place of the raised sidewalks that were in the original design for Third Street. He noted that there is also the possibility of using the same materials when Main Street improvements are done.

Board members expressed concern about the texture of the materials. Mr. Dean offered to take photos of the surface that has been installed in Lafayette. Mr. Dennison noted this surface is smoother than cobblestone. Mr. Marshall explained that this is melted into the asphalt.

Mr. Dean agreed to bring photos to the next meeting so the Board can make a decision regarding this material.

Founders Park

Mr. Dean reported that Founders Park has been completed for three years and has not been accepted by the Town. Two specific problems have been identified, one with the lighting and another with storm drainage. The developer has agreed to make the repairs, but in the interim, he is not watering the park. Mr. Dean noted this is a valuable asset and he asked the Board for permission to go ahead and transfer the water and start watering the grass.

Mr. Dennison noted he has discussed the issues with the developer and he has agreed to make the repairs. He is out of town the first week of June, but will work on these issues when he returns.

Board members agreed that the grass is valuable and should be watered and maintained. Mr. Samson was asked to determine if it is appropriate to notify the developer that if these issues are not taken care of in a timely manner, no further building permits will be issued in the development.

Vandalism

Mr. Dean reported that there have been several instances of vandalism around the Town Hall and in the Town park. The outdoor restrooms have been hit twice, the most recent with graffiti on the walls. Mr. Dean asked the Board for permission to install a camera system, which would cost approximately \$1,000 to help monitor the area and prevent further damage. Mr. Dennison noted repairs over the last two weeks have cost approximately \$500-\$600.

Mr. Dean noted staff is also looking at timer locks for the restroom doors. That would allow the restrooms to be open during the day when there are people in the park, but locked at night.

Richard Samson, Town Attorney

Board members reviewed Mr. Samson's status report as of May 31, 2011.

Mr. Samson reported that the Haley Annexation will be on the June 13 agenda.

Steve Stamey, Town Planner

Board members reviewed Mr. Stamey's activity report.

Mr. Stamey noted the downtown plan proposes a vendor park on Martin Street, and Estes Park has a vendor park west of their municipal building that the Board can see if they have the opportunity to go to Estes Park.

Trent Marshall, Town Engineer

Board members reviewed Mr. Marshall's staff report.

Mr. Marshall noted CDOT is in the process of reviewing the trail plans, which should be approved in the near future.

Mr. Marshall reported on a meeting with representatives from Vale View. They are suggesting that the roads in the subdivision have stabilized and they are asking to do crack sealing and put chip seal over the top. Mr. Samson noted there are problems with the soils and problems with the sub-grade, and they are required to replace the roads. Mr. Dean noted they are asking the Town to reconsider requiring the roads to be replaced and he advised them that is not likely to be approved.

Mr. Marshall reported that the cost sharing project between the Town and Weld County to pave WCR 28 may cost more than anticipated. Weld County is still considering the project and getting estimates. Mr. Marshall noted there is no time line for the remaining \$362,298.53 to be spent, and other options may be considered.

Dan Dennison, Public Works Director

Mr. Dennison asked the Board for approval to put together specs to replace the 2005 Kubota tractor. This tractor is a very important part of the maintenance program, and is not operating at peak efficiency. He noted \$25,000 was included in the budget to replace this unit. Mr. Dennison will bring further information regarding this replacement.

Mayor Macomber

Mayor Macomber noted the Mead Fishing Derby will be held on Saturday, June 4 at the Mead Ponds. The Department of Wildlife fishing clinic will begin at 8:00 a.m. and then fishing begins at 9:00 a.m.

Town Trustees

Trustee Heard announced that MYSA has kicked off the T-Ball program and have 60 kids involved. There has been an excellent response from the parents and it is anticipated that the program will grow next year.

Trustee Acker requested that the Board revise the per diem rates for travel to the IRS rates, as recommended by Town Treasurer Denise Rademacher. The Town already uses the IRS recommended mileage reimbursement.

Mr. Dean noted the Town currently reimburses \$60 per day. The IRS standard is for \$46.00 per day, unless a location has a specific rate assigned. As an example, the IRS reimbursement rate for Vail is \$71.00 per day.

Motion was made by Trustee Acker, seconded by Trustee Kraemer, to change the ordinance regarding meal reimbursement to follow IRS guidelines. The motion passed unanimously.

Adjournment

Motion was made by Trustee Kraemer, seconded by Trustee Acker, to adjourn. The motion passed unanimously.

With no further business before the Board, the meeting adjourned at 9:25 p.m.

Charlene Reed, CMC, Town Clerk

Richard W. Macomber, Mayor