

**TOWN OF KERSEY
BOARD OF TRUSTEES REGULAR MEETING
November 8, 2022 – MINUTES**

The Kersey Board of Trustees met in a regular meeting on Tuesday, November 8, 2022, at Kersey Town Hall, 446 First Street. Mayor Gary Lagrimanta at approximately 6:01 p.m. called the meeting to order. Trustees present were Nathan Roth, Michelle Vannest, Stan Sameshima, and Karen Dusin. Trustee Theorine was absent.

Town Staff present: Christian Morgan, Town Manager, Julie Piper, Town Clerk, Kurt Smith, PW Director, Chief Tracy Moore, Danna Ortiz, Town Planner, and Gene McDonald, Town Engineer.

Audience Present: Shelby Chesnut, Denise Bradshaw, Eric Wernsman, whom spoke. Allen Salser, Kevin and Julie Chesnut, Steve Kramer, Ryan Fossen of PVFD, and the family of Sergeant Chad Harding.

Pledge of Allegiance

Additions to the Agenda: Christian Morgan states addition of Resolution 2022-0019 (corrected to Resolution 2022-0020) for the Kramer Minor Subdivision

Swear in New Officer Julie Piper administers the Oath of Office to Sergeant Chad Harding.

Consent Agenda

1. Approval of the consent agenda to include approval of the minutes of the October 11, 2022 regular meeting, approval of bills paid, and approval of bills to be paid. Motion made by Trustee Roth and seconded by Trustee Vannest to approve the consent agenda. Motion carried with a 5-0 vote.

Public Invited to be Heard None

Public Hearing – Mayor Lagrimanta opens the public hearing at approximately 6:06 p.m. for Kramer's Minor subdivision #3 (continued from October 2022). Danna Ortiz reviews the staff report, which is attached. This is an application from C&S Inc. to subdivide his property into five one-acre commercial lots that is northeast of the intersection of Hill Street and 9th Street. The minor subdivision meets the criteria. The last subdivision was in 2014 for the Cobblestone Inn. Referrals and notice were done. The only response was the school district with no conflicts. This was approved by the Planning Commission and staff recommends approval as well. Eric Wernsman, states he is the engineer that worked on the project and is available for questions. No public comment. The public hearing is closed at approximately 6:14 p.m.

Motion made by Trustee Roth and seconded by Trustee Vannest to approve Ordinance 2020-0005 Approving a Final Minor Subdivision Plat known as "Kramer Minor Subdivision #3". Motion carried with a 5-0 vote.

Motion made by Trustee Roth and seconded by Trustee Vannest to approve Resolution 2022-0019 (corrected to Resolution 2022-0020) Approving a Waiver to Release Stormwater at a Maximum Runoff Rate of 3.8 cubic feet per second. Motion carried with a 5-0 vote.

Mayor Lagrimanta opens the public hearing at approximately 6:16 p.m. for Cultivated Coffee Site Plan (continued from October 2022). Danna Ortiz states this is a Site Plan submitted by Shelby Chesnut for Cultivated Coffee Shop at 509 Hill Street, lot 1 of the Kramer Minor Subdivision, which is located northeast of the intersection of 5th Street and Hill Street. The staff report and maps are attached. They will be open 7 days a week, 6:00 am to 6:00 pm with three employees. The access will be in line with 5th Street. The applicant is working with the fire department regarding the road weight for equipment. The applicant has applied for a landscaping waiver. Danna states the Planning Commission supports this development with the three recommendations provided by staff as well as a crosswalk across Hill Street for safety. Mayor Lagrimanta asks if there will be crosswalk signs or just stripes. Christian Morgan says they will order some signs. Trustee Sameshima asks if there will be improvements to the south side of Hill Street. Christian states not at this time. The applicant, Shelby Chesnut states she hopes this will be a functional place to gather, a welcome to our little town and a good economic asset. She plans to use other local small business products to support her small business. Trustee Dusin inquires about an opening time frame. Shelby states 12-18 months from

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groundbreaking. No other public comment. Mayor Lagrimanta closes the public hearing at approximately 6:35 p.m.

Motion made by Trustee Roth and seconded by Trustee Sameshima to approve Resolution 2022-0018 (corrected to Resolution 2022-0019) Approving a Site Plan and Waiver for Cultivated Coffee. Motion carried with a 5-0 vote.

New Business

1. Hazard Mitigation Plan – Denise Bradshaw, Weld County
Denise states this is meeting #2 and a total of 5-6 are needed to complete the plan. She reviews the results from the first survey. She states an Emergency Kit workshop with the community would be a suggestion and that residents know where to evacuate if needed. She further reviews her presentation. The second survey will go out soon and the next meeting will be November 22nd.

Old Business

1. Preliminary 2023 Budget
Christian states this budget has a few additions. We are adding in a separate IT department in the general fund, adding the NPO for Highway 34 Coalition in the street fund, and will be adding another day for Danna Ortiz next year for planning and economic development.

. Staff Communication

1. Chamber of Commerce – Mayor Lagrimanta and Trustee Dusin attended the meeting this week. The Town hosted the Business After Hours last night and they were happy with the turn out and thank Robi Ehrlick for all her hard work. James Welch of Weld County Council gave a presentation about working with small businesses in unincorporated Weld County. Pam and Jewell were re-elected. They are working on the bylaws. The Chamber will be part of the Holiday Festival with a chili supper and hope to have three chili choices. They wonder about the parking holding the event at the Community Center. Laura Marrs with the Bank of Colorado will be holding fraud classes for the public.
2. Tree Board – Trustee Dusin states Kurt will be purchasing the irrigation supplies for Memorial Park for installation next spring. Barb Eckhardt volunteered to take over the center flower area of Kohler Park.
3. Town Manger – Christian states he sent a letter to Xcel that they were in breach of their franchise agreement with the last power outage that forced the schools to close early. A formal response was received and they are transferring power to another substation in hopes this will help Kersey's electrical issues. An engineering firm was chosen for the grant for the Hill Street/First Street project. RFP's are going out in the near future for the Affordable Housing project as well as a water rate study which may result in a mid-year rate adjustment. A construction grant will be taken out in the future. The Main Street Trail segment one is complete and the second segment from Lathan to Trumbell will include fixing the corner of Trumbell and First. A Homeland Security grant is in the works for the Wastewater Treatment Plant for new doors, lighting and security cameras for \$40K with no match. There is a pipeline project wanting to bore under County Road 55 and he is working with them to pave County Road 55 as part of the project. He has had pre-development meetings with a company from North Carolina on Cecil Farms. The Town is still on track with the UPRR property, possible closing in mid-December. The town will request a waiver to not have to subdivide the property. The sales tax in October was the second highest. We are still in line for new PD pickups.
4. Town Attorney – Rick Zier states he will be here for the UPRR closing.

Board of Trustee Communications

Trustee Vannest discusses the float for the Holiday Festival parade. Trustee Sameshima asks if there has been further complaints of cats. Still no answers as what to do about the cats. A lengthy discussion among the board was held regarding the problem of feral cats, how to enforce, maybe an ordinance to ban outside cats, etc.

Motion made by Trustee Roth and seconded by Trustee Dusin to authorize the Town Attorney to prepare any required resolutions, agreements, ordinances, policies, letters, and memoranda to reflect action taken by the

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Town Board at this meeting and at any previous meetings, and authorizing the Mayor and Town Clerk to sign all such resolutions, agreements, ordinances, policies, letters, and memoranda. Motion carried with a unanimous vote.

Adjournment

Mayor Lagrimanta adjourned the meeting at approximately 8:36 p.m.

Respectfully submitted,

Julie Piper
Town Clerk

Note: Resolution 2022-0018 was misnumbered and changed to Resolution 2022-0019
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