

Town Of Nederland
NEDERLAND DOWNTOWN DEVELOPMENT
AUTHORITY

NEDERLAND COMMUNITY CENTER 750 Hwy 72 Nederland, CO 80466
Stage Area

September 19, 2012 at 6:30pm

Regular Meeting Minutes

A. CALL TO ORDER

Meeting was called to order by Chairman Ron Mitchell at 6:33 pm.

B. ROLL CALL

Members Present: Ron Mitchell, Pat Everson, Katrina Harms, Donna Kirkpatrick,
Mary Ann Rodak-Friedman, Annette Croughwell

Absent: Will Guercio

Also present: Paul Turnburke, Executive Director, Eva Forberger, Treasurer,
Alisha Reis, Town Administrator

C. PUBLIC COMMENT – there were 5 members of the public present:

Audrey Windalph of Nederland commented on the timing of public input and Glenna
Carline of Sugarloaf Road wanted to observe, concerned about the money spent by the
DDA and thanked the Board.

D. CONSENT AGENDA

1. Approval of September 5, 2012 Regular Meeting Minutes

Pat Everson had a revision and motioned to approve the minutes with the correction,
and was seconded by Donna Kirkpatrick. The minutes were approved unanimously with
revisions.

E. INFORMATIONAL ITEMS

1. Executive Director Report - Paul Turnburke

Paul Turnburke made reference to his report and added some information about the
Comp Plan update. He stated that there will be a Community Charette on October 20
from 12-3pm for public input, and encouraged all to attend.

2. Treasurer's Report – Eva Forberger

In addition to her written report, Eva Forberger updated the Board on revenue items, stating that the DDA has received 91 – 97% of their revenue to date for the current year. Because the warrants were not included in the Action Items, a motion was made by Donna Kirkpatrick to approve the warrants listed, was seconded by Pat Everson and unanimously approved.

3. Ned Peds DAT Report - Pat Everson

Pat Everson presented an overview of her report, including the negotiations continuing with the Ned Peds contract and the possible 2 week delay of the Notice to Proceed.

F. ACTION ITEMS

1. Consideration to hire a Project Manager for the Ned Peds project for the design portion only

Even though a motion to combine Action Items number 1 and 2 was made by Ron Mitchell it was not seconded, and a request by Katrina Harms for separate discussion was made. Pat Everson reminded the Board that the BOT requested a project manager and a qualified person to oversee the design portion of the contract. She mentioned that Kevin Mueller, Mayor Pro Tem, has agreed to help with this hire. Alisha Reis added that she reviewed the RFQ and suggested to the Board that it leverage the funding by combining the sustainability consultant and the design project manager into one position. After discussion about the budget and the advantages or disadvantages of combining the positions – Pat Everson offered to work with Alisha to construct an RFP that would be adequate to meet both the town and DDA's needs.

2. Consideration to hire a Sustainability Consultant for the Ned Peds project Design Team – with an attachment of the OPR

The entire Board was comfortable with discussion of both Action Items 1 and 2 and a motion to combine the Sustainability Consultant and the Project Management into one position and to send out an RFP and hire quickly was made by Katrina Harms and seconded by Annette Croughwell. The Board approved this unanimously.

3. Consideration of proposal(s) to hire a consultant to revamp the website

Paul Turnburke began the discussion with his research of the town's website fees and felt that the proposal drafted by Dog House Inc. was reasonable. A motion was put forth by Ron to accept the proposal and was seconded by Donna Kirkpatrick and a roll call vote was taken. Five votes approved passage, with Katrina Harms abstaining.

G. DISCUSSION ITEMS

- 1. Attending the Downtown Colorado Inc. (DCI) Conference in Golden – Ron will share with the board what he learned about a new state statute allowing for a “Go Cup” District.**

Ron Mitchell introduced this as an item that interested him from the DCI conference he attended. He felt that the “Go Cup” program was worth watching and that the program initiated in Greeley was a testing ground for a potential solution to public drunkenness.

- 2. Attending the PROSAB Gateway Park Planning meeting – Donna Sue will give an update.**

Green Play presented their ideas to the public at a planning meeting Donna Kirkpatrick attended and she shared highlights of a 3 phased project they are proposing. Overall she felt that they had listened to the public’s input and shared a list of 8 potential upgrades / projects to the waterfront area. Ron and Alisha spoke briefly about the planning area and property ownership. Pat Everson added that incorporating Ned Peds, TEENs, Inc. and Gateway Park together might be a benefit to all. Donna Kirkpatrick wrapped up the discussion with her positive feedback and hopes of participation by the public.

H. EXECUTIVE SESSION

- 1. Personnel matters concerning Paul Turnburke**
- 2. Negotiation matters related to Ned Peds project**
- 3. Discussion of negotiation related to a real estate matter**

A motion was made by Pat Everson to adjourn into Executive Session, pursuant to Colorado Revised Statute, Section 24-6-402, subsection 4 that authorized the Executive Session. This was seconded by Annette Croughwell and a roll call was taken with all of the Board members present from the Regular Meeting with Will Guercio absent. The public was asked to leave and the regular meeting was adjourned at 7:23 pm.

I. OTHER BUSINESS (NEW)

None.

J. ADJOURNMENT

At 8:45 pm a motion to adjourn was made by Mary Ann Rodak-Friedman, seconded by Annette Croughwell and approved unanimously. The Executive Session and Regular Meeting were adjourned.