

Town Of Nederland  
NEDERLAND DOWNTOWN DEVELOPMENT  
AUTHORITY

NEDERLAND COMMUNITY CENTER 750 Hwy 72 Nederland, CO 80466  
Multi-Purpose Room  
October 16, 2013 at 6:30pm

Regular Meeting Minutes

---

**A. CALL TO ORDER**

Meeting was called to order by Chairperson Pat Everson at 6:30 pm.

**B. ROLL CALL**

Members Present: Pat Everson, Jeffrey Green, Katrina Harms, Karina Luscher, and Chris Perret.

Absent: Mary Ann Rodak-Friedman

Also present: Eva Forberger

**C. PUBLIC COMMENT** – The public present included 3 members of the public who signed up to speak during General Public Comment and 1 who signed up for speaking to an Agenda Item – specifically the NedPeds Project. Ken Adler from Rollinsville began his 3 minute Public Comment with a brief History of the DDA and his time served as a past member of the DDA. He brought along a plan that the previous DDA had purchased from Loris and Associates for approximately \$43,000 that had been presented to the town on 1/9/2002. Ken claimed that he wanted to inform the new Board about the previous one, and to inform them how hard they had worked to get the development district on the ballot. Ken suggested that the current DDA pay attention, and to keep tabs on properties included in the DDA. Pat Everson assured Ken that she and Eva get copies of the properties every year, and was interested in the Loris document , possibly to be used for the DDA Master Plan.

David Sites of Nederland had a few inquiries regarding public process and consensus of residents of 2<sup>nd</sup> street. Specifically, the NedPeds project plan that indicates the road occurring approximately 8” to his residence and the moving of the utility poles. He wanted another opportunity to ask for the road to be narrowed. Pat stated there would be a final hearing before the BOT and Planning Commission.

Donna Sue Kirkpatrick of Nederland stated she resigned from the DDA in between the 60% and 90% of the NedPeds project and was dismayed at the lack of access to information. With the roadway width fully extended and other changes from the original 60% adding to the budget, she claimed that the present board was acting like the prior

board and she will continue to be involved. Kayla Evans of Boulder County was the final member of the public to speak and stated she was asked to attend by other members of the community to inquire about the possible elimination of the 2 large pine trees on 2<sup>nd</sup> street for the NedPeds project and wanted to save them. She stated that she participated in the early design processes and would love to see the project completed. Kayla questioned the communication process, transparency and although glad to see new members, mentioned the board's negative reputation. Pat stated there would be a final hearing before the BOT on 11/20 and Planning Commission and will e-mail them the details.

## **D. CONSENT AGENDA**

### **1. Approval of September 18, 2013 – Regular Meeting Minutes**

A motion to approve the minutes as presented was made by Jeffrey Green, seconded by Pat Everson and approval of the September 18, 2013 minutes as presented was unanimous.

### **2. Approval of Warrants**

After answering a question about the Boulder County Property Tax distribution, and straightening out the overpayment, Eva Forberger gave a brief explanation of the warrants. Katrina Harms made a motion for approval of the Warrants, and seconded by Jeffrey Green, was unanimously passed by roll call vote.

### **3. Approval of Forwarding Mary Ann Rodak-Friedman's Resignation to the BOT – Pat Everson**

Pat Everson began by explaining the need to forward Mary Ann Rodak-Friedman's resignation to the BOT in order to advertise as soon as possible for an additional new Board member. Chris Perret made a motion to accept Mary Ann Rodak's resignation and forward to the BOT with Jeffrey Green seconding – all voted in favor and the motion carried.

## **E. INFORMATIONAL ITEMS**

### **1. Treasurer Report – Eva Forberger**

Eva Forberger provided a summary along with more details, such as line items, in her report. She mentioned that there was money left over from the planter project, and that she and Karina were going to look at the Christmas Light project inventory, electrician costs and possibly allocate funds later in the meeting.

### **2. Update on Grant application for Electric Vehicle Charger Stations – Pat Everson**

Pat Everson explained that she and Katrina worked on this, and could not meet the October 1<sup>st</sup> deadline. She stated that the DDA will apply for the RAQC (Regional Air Quality Council) grant through DrCoG that will be a rolling deadline with the next one

due February 1<sup>st</sup>. This would need to be done in the name of the town, as it is located on town property. Pat continued that in putting together a budget, she was given an estimate for upgrading the electric service and wiring for \$8,000. She also mentioned that there might be another grant in the works for the Visitors Center, the applications are still in the works, but delayed.

### **3. NedPeds Update Memo – Conor Merrigan of C2 Sustainability**

Conor Merrigan submitted a memo for the meeting to update the Board. Donna Sue Kirkpatrick had signed up for comment on this agenda item and had questions along with Kayla Evans concerning the possible removal of 2 large blue spruce trees on 2<sup>nd</sup> Street. Pat stated that with any solution that Brian McLuren came up with for the project – the trees will not live. Donna Sue Kirkpatrick stated that she had spoken to the owners who were very upset and would be taking action. She also questioned the removal of the bioswales with Katrina answering specific replacement materials regarding this. Susan Churches provided a response from Conor Merrigan to Donna Sue's letter with these inquiries included as part of the Other Business portion of the meeting. Jeffrey Green stated that even though having read NedPeds documents, asked specifically how the project would directly affect Donna Sue's business. She said the width of the road, completely paved, changed the design her bioswale garden would be removed and reiterated the concerns of David Sites. Katrina reminded all that the entire board was responsible and voted on the design decisions. Pat reminded the board that they could always contact Conor Merrigan about the NedPed project. Katrina had a final concern about the final approval date of 11/20 and the speeding up of the bid process, and Pat stated that unless the board wanted to change what was decided at the last regular board meeting that the decision held to expedite the bid process.

## **F. ACTION ITEM**

### **1. Consideration of reallocation for Christmas Lights Plan in budget – Karina Luscher and Katrina Harms**

Katrina Harms met with First Friday and Holiday Mountain Market groups to discuss their collaborative efforts for launching the Holiday Season with lights, map, brochures, and choir music. Pat stated that while at the Library, having mentioned the Holiday light idea was met with some enthusiasm. Katrina would create a budget and was asking for financial support from the board as an opportunity for community and business outreach. There was some discussion regarding money left over from the Planter Project and a suggested budget was reached. Jeffrey Green motioned to make funds available \$1,000 to support First Friday and \$4,000 Holiday Lights for the town. Katrina Harms seconded the motion. Chris Perret reminded the board that they needed to amend the action item as a different financial consideration. Jeffrey Green then made a motion to amend the action item for financial consideration of \$400 for Christmas lights, decoration, advertising, promotion, and music to \$1,000 to be dedicated to First Friday and \$4,000 to be dedicated toward the Christmas Light Project. Chris then seconded this motion. A roll call vote passed the motion unanimously.

**2. Consideration of approval of \$1,200 allocation to cover the (our) cost for LiDAR – Pat Everson**

Pat Everson mentioned that the board had discussed this item at the last regular meeting and questioned whether the work would be done and payment made in 2013. Karina Luscher made a motion to approve the allocation of \$1,200 for our costs for LiDAR., with Chris Perret seconding this motion, and a roll call vote unanimously passing it.

**3. Consideration of a Beautification Committee, to be chaired by Karina Luscher – Pat Everson**

This idea / conversation was brought up during a budget workshop meeting, and Karina Luscher explained further that by having more time, the sidewalk beautification could become a way to reach out to people with in the district and the community and her desire to chair the committee and begin to gather support. Katrina Harms added that the SAB and PROSAB committees both had noxious weeds on their lists, in their plans, and the possibility of collaboration would be important. Kayla Evans had a 1 minute comment regarding property upkeep issues in town and asked about the pieces of equipment available from the Historic Society. Wondering if the DDA would want to keep the mining pieces within the town, and wanted to discuss the possibilities. Pat Everson made a motion to create a Beautification Committee to be chaired by Karina Luscher to include members of the DDA board as well as members of the public. Katrina Harms offered a second and the board passed the motion unanimously.

**4. Consideration of an emergency meeting of the NDDA Board for the sole purpose of recommending a new member for submission to the Board of Trustees on Nov. 5, 2013 – Pat Everson**

Pat Everson checked the dates for appointing new board members and if the DDA recommendations could get into the agenda for the 11/5/13 BOT meeting then they wouldn't have to wait until January to place new board members. After checking on available dates, and the fact that it is now 2 positions open for property owners. Katrina Harms mentioned that she had spoken with Susan Schneider at the Mutual of Omaha Bank and that Mandy from the Co-op was also approached. Pat reminded the board that other districts that own property within the DDA (ie. library, fire) would also be eligible for board membership, and she would write a letter to make them aware of that fact. Now that there are 2 positions available, in addition to a longer deadline, and web, Facebook, and newspaper announcements, Karina suggested that adverts be printed and placed in other places around town and expand the notification. With the new deadline for submissions as Monday, October 28, 2013. Chris Perret made a motion for the consideration of an emergency meeting on October 30<sup>th</sup>, at 6:30 at the Town Hall Annex to interview and select new board members to recommend to the BOT at their 11/5/13 meeting. Jeffrey Green seconded along with a unanimous vote passing the motion.

## **G. OTHER BUSINESS**

### **1. Letter from Donna Sue Kirkpatrick to Conor Merrigan, project manager of the NedPeds Project – Susan Churches**

Having received both a letter on inquiry and a response within the previous 24 hours – Susan printed and handed them out at the meeting. She spoke with Conor several times and assured him that she would share his responses with the board, and assured the board that they will also have an e-copy in their mailboxes after the meeting. There was a small discussion about right of way, the trees, and if there were any further questions that Conor was available to answer any specific questions. Pat suggested that the Board address the letter and responses at the next Regular Meeting. Kayla Evans also had another suggestion for a discussion agenda item for the next meeting. She wanted the DDA to consider their interest in the lots behind the Mining Museum for purchase, leasing, or possibly parking. Pat stated that based on the budget workshop, on the board's radar are "Parking Pods", and she would like to work with the Historic Society on a smaller committee basis. Pat wants herself and Eva to serve on the committee along with any other interested board member along with 2 or 3 Historic Society Board members. Kayla provided a small history, with not necessarily a purchase – and it was agreed to put something together in writing from the Historic Society to bring to the next DDA meeting to discuss.

## **H. ADJOURNMENT**

At 7:58 pm a motion to adjourn was made by Chris Perret, seconded by Katrina Harms and approved unanimously. The October 16th Nederland DDA Regular Meeting was adjourned.