

Nederland Downtown Development Authority Minutes for April 22, 2010

Board members present: Bunny Spangler, Director Paul Turnburke, Steve Culver, Ron Mitchell, Teresa Warren and Ken Adler via internet connection.
Absent: Will Guercio.

Also present: Lynn Hirshman, Rob Joseph, Susan Tate, Mike Massa, Tim Underwood and Donna Sue Kirpatrick.

Meeting called to order at 8:12 A.M.

1. Rob Joseph updated us on the BOT meeting Tuesday night. Rob said there was a very large turnout for the new BOT, over 50 people and he hope to continue to see large turnouts in the future. Rob said the BOT unanimously decided not to renew Town Administrator, Jim Stevens contract and to accept Town Clerk, Christi Icenogles resignation. The BOT also retained the current Town Treasurer, Attorney and Judge.

Rob said the Town will be operating without a Town Administrator or Clerk at present. He said the BOT had five interviews with potential new employees as of today. Teresa Warren asked who will replace Jim Stevens as the project manager for the sidewalk project. Rob said they hope to those issues solved by the end of today.

2. Teresa Warren said she, Paul Turnburke and Rob Joseph attended the DCI Conference last week. They heard about mixed use developments and that there was not a lot of money available at this time for new projects. They also heard about upcoming State Legislative issues and ballot questions that might have an impact Downtown Development Assoc. and other groups.

3. Teresa Warren said she has been looking into alternative funding for a second lighted crosswalk sign. Scott Bruntjen's group may be able to contribute \$5000.00 to a second crosswalk if their group get's it regular allotment of funds.

Teresa said she is trying to arrange a meeting with the NDDA and Nederland Historical Society about getting an easement for the Riverwalk project.

4. Paul Turnburke gave his Director's report and said there is another DCI Conference Luncheon on May 12th, on encouraging residential use in TIF

districts. On June 15th, he said they will be talking about how cities can look into improving nightlife within their cities for economic gains.

Paul has gotten some survey cost numbers back from Lee Stadele. He said Lee Stadele had broken down the future sidewalk construction projects into different sections with costs for each section. Paul said the total of all the sections for survey work was around \$10,000.00.

Paul said he went down to DU last week to get updates from the design class working on the Riverwalk project. Paul said May 10th will be the student's final presentation and he still hoped to get the top finalists to come up to Nederland sometime after classes are over.

Paul said he has received a preliminary inspection report on the Kathmandu sidewalks and is awaiting other information.

Paul said he has been told by New Design Construction that they hope to have the sidewalk project completed by May 25th, barring any bad weather delays. He said the construction/storage yard will be moved and cleaned up. He said because of the bad weather in the fall, New Design Construction will need some extra days, above the contracted 60 days, to complete the project. He said New Design has written off \$13,700.00 in fees because of the delays.

Scott Belonger of Loris & Assoc. said they are requesting another \$7000.00 in construction management fees because of the delays. Paul said we are currently about \$4000.00 under budget and we have a \$15,000.00 allocation in the budget for unforeseen expenses. He said the \$15,000.00 for bridge lights has been put back into the project. All together these additional expenses would leave us \$3000.00 short and the NDDA would need to approve this additional expense.

5. Paul Turnburke updated us on the crosswalk signs and lights and said whatever we do we will need to get the BOT's approval. Paul said he would like to set up a live demonstration with the sign company and the BOT. Teresa Warren said she would like the NDDA to approve the crosswalks at our May 6th meeting. Teresa said the BOT meeting is on May 4th and she will try and get the crosswalks signs on their agenda and Paul said he will work on getting the live demonstration before then.

6. Teresa Warren said she has talked with Kayla Evans of the Nederland Historical Society about their First Street property. Kayla said their objective is to sell the property and acquire enough money to endow the Mining Museum. Kayla said they are open to any type of development on the

property. Paul Turnburke suggested that the NDDA might be able to assist them with the Town to get approval for some types of development. Ron Mitchell suggested we could help them with a flood plain analysis.

7. Mike Massa said he has not caught up on the NDDA financials for the year. At this time there is nothing submitted to CDOT for this year on the sidewalk project.

Teresa Warrem said she had a \$14.00 bill for the Business Connection for scanning the Chapman Report on the Gross Reservoir expansion.

8. Approval of minutes from April 8, 2010, NDDA Board meeting.

Ron Mitchell made a motion:

To approve the minutes from April 8th as written except for changing the wording in section #2 to state that Teresa Warren has contacted Melody Loar to begin negotiations on getting an easement from the Nederland Historical Society for the Riverwalk project.

Bunny Spangler 2nd the motion. Motion passed unanimously. #042210-1.

9. Next up, Teresa Warren asked everyone if they had read the final update of the Parking Study and asked what parts of the Parking Study we should approve. Paul Turnburke said we should endorse the whole Parking Study and create an action plan to present to the BOT on what we would like them to look at first.

Ken Adler made a motion:

To endorse the Nederland Downtown Parking Study, updated on March 31, 2010, in its entirety.

Steve Culver 2nd the motion. Motion was approved with Steve Culver, Ken Adler and Teresa Warren voting yes; and Ron Mitchell and Bunny Spangler voting no. #042210-2.

Paul Turnburke said he would work on an action plan for specific ideas within the Parking Study and we will present this to the BOT.

10. Paul Turnburke has been talking with Donna Sue Kirpatrick and Kimba about the town planters and adopt-a-planter program. Paul had asked Donna to put together a proposal for ten planters; including five new planters. Paul said that five new planters from the same company that manufactured our current planters would cost around \$3-4000.00, including shipping and placement.

Donna presented her proposal for setting up and maintaining the ten planters from around the end of June to the end of Sept., for \$2854.90. It was asked whether we still wanted to do a \$100.00 adoption with a sign in the planter. The planters would still be available for adoption, but Donna and Kimba would ensure that the planters would be maintained properly.

Bunny Spangler made a motion:

To accept the proposal from Nederland Feed & Supply for maintaining ten planters placed throughout Nederland for the summer and to continue along with the adoption program.

Steve Culver 2nd the motion. Motion was passed four for and none against, Ron Mitchell was not present for the vote. #042210-3.

Paul Turnburke said he would like the NDDA to approve him to work with Tim Underwood of the Town on placement of the planters. Paul said he would bring a proposal and plan to our next NDDA meeting with cost estimates for his work on this project.

11. Tim Underwood updated us on his search for equipment to maintain the new sidewalks. He said he is looking towards a slightly used small tractor with a bucket and rear 3pt hitch for attachments. He said a tractor could use many different attachments for different maintenance needs.

Tim said he has contacted CDOT and they will soon begin sweeping up the gravel on the highways running through town.

12. Agenda items for our next NDDA meeting.

Gross Reservoir expansion plans.

Paul Turnburke planter placement proposal.

Ron Mitchell would like to see us change the prize money for the sidewalk art competition. He would like to propose that the 11 and under category prize money be split into 1-\$30, 2-\$20, 2-\$10, and 2-\$5 prizes instead of 1-\$100 prize.

Bunny Spangler made a motion to adjourn the meeting at 9:55 A.M.

Steve Culver 2nd the motion. Motion was approved and meeting adjourned.

Our next NDDA meeting will be on Thursday, May 6th. The meeting will take place at 8:00 AM at the Pioneer Inn, unless otherwise notified.

Submitted by Stephen Culver, Secretary.