

Town Of Nederland  
DOWNTOWN DEVELOPMENT  
AUTHORITY

NEDERLAND COMMUNITY CENTER  
750 Hwy 72 Nederland, CO 80466  
Multi-Purpose Room  
September 17, 2014 @ 6:30  
Meeting Minutes

A. CALL TO ORDER

Meeting convened at 6:36 pm

B. ROLL CALL

Present: Kevin Mueller, Amanda Kneer, Katrina Harms, Peter Marshall, Susan Schneider, Karina Luscher

Also Present: Town Treasurer Eva Forberger, Town Administrator Alisha Reis, Town Intern Alexander Armani-Munn

Absent: Jeffrey Green had an excused absence

C. PUBLIC COMMENT ON NON-AGENDA ITEMS (Speakers limited to 3 minutes)

No public comments

D. CONSENT AGENDA

1. Approval of Meeting Minutes from the August 20, 2014 Meeting-Cindy Downing-Secretary

Amanda Kneer pointed out an error in Section E. 4 and noted amount of \$44,108 should be corrected to reflect \$24,108.

Motion to approve minutes from the August 20, 2014 meeting with corrections made by Susan Schneider, seconded by Amanda Kneer. Motion passed unanimously.

Kevin Mueller abstains because he was not at the last meeting.

2. Approval of Warrants-Eva Forberger-Treasurer

Motion to approve warrants made by Kevin Mueller, seconded by Susan Schneider. Motion passed unanimously

## E. INFORMATIONAL ITEMS

### 1. Treasurer's Report-Eva Forberger-Treasurer

A report was included in the packet.

### 2. Nederland Board of Trustees Report – Kevin Mueller

Kevin Mueller said there was a Board of Trustees meeting last night and they approved and discussed the two DDA projects they are putting forward for the TIF funding. The BOT agreed the amount should be increased and it should be kept as two separate projects to maintain a higher level of flexibility.

### 1. Update from Downtown Colorado, Inc. DCI Conference- Attendees

Amanda Kneer said the main points were to get the businesses more involved and to get a conversation going with them so we can support them more. Part of her afternoon was how to facilitate meetings with local businesses and stakeholders.

Susan Schneider said she gleaned that businesses owners have to put energy into creating a district. She said that creating a district is too much of a task for just a board of volunteers, and one idea is to send the local businesses to these sessions to get them inspired.

Amanda Kneer said the DCI could possibly come to the Town and help create a vision.

### 2. Update on the status of the new NDDA website-Alexander Armani-Munn

Alexander Armani-Munn said Spafford Ackerly is migrating all of the documents from the old site to the new site. Katrina Harms, Spafford Ackerly, Cindy Downing and Alexander met on 9/16 to discuss how to proceed. Armani-Munn encouraged Board members to write a 500 word blog post for the new site. The site is expected to go live next month prior to the October 15 meeting. Spafford will be sending a link to the site a week or two prior to the launch. A more formal presentation will be presented at the October 15 meeting and questions can be asked at that time. Armani-Munn would like the new website to correspond with public outreach.

Katrina Harms noted that we should use both "Nederland Downtown" and "Downtown Nederland" for a domain name.

## F. ACTION ITEMS

### 1. Consideration of a creation of a Downtown Entertainment District-Ron Mitchell

Ron Mitchell has talked to many businesses in Town in regards to creating an entertainment district. Mitchell has positive feedback from the Pioneer Inn, the Thai

Restaurant, and and First Street. He also went to the DCI conference and spent a considerable amount of time talking to towns that have formed districts. In order to form a district, we would need 20,000 square foot floor space, 2 businesses to participate, and 5 people to form an Entertainment District Board. Greeley has set the role model by supplying chairs, umbrellas, and picnic tables and the businesses pay for the bands. Greeley's sales tax revenue s has increased 25% since they have started, and property values have gone up. This district increases table area for businesses. Mitchell said Nederland could even create two Downtown Entertainment Districts. Mitchell's next step is to get signatures on a letter of intent from the businesses on First Street.

Susan Schneider would like to know of the three businesses Mitchell spoke with, if any of them want to be on a board.

Ron Mitchell replied that he only knows for sure that Cynthia Shaw from the Pioneer Inn would want to participate but does not know about other businesses.

Susan Schneider points out those five local businesses with licenses would have to serve on the entertainment district board.

Karina Luscher adds that the board would have to be formed before he could ask for donations from any local businesses.

Katrina Harms asks how much money Mitchell would like from the DDA.

Mitchell replies he is going to ask \$1,000 from each business and he expects the DDA to match that amount.

Kevin Mueller would like to know how security and trash would be handled, since the Board of Trustees like the concept of zero waste.

Mitchell replies that Greeley hires a person to pick up the trash and in Westcliffe everyone helps to pick up the trash.

Alisha Reis said the Town attorney has reviewed this proposal, and a district cannot turn on and off. Thus, a test on an entertainment district cannot be done.

Ron Mitchell said he does not want to live with the liability of customers carrying open intoxicants into the streets from the properties he owns.

Susan Schneider brings up the fact that the DDA does not have \$5,000 to give to a downtown entertainment district.

Alisha Reis points out that there have to be 5 businesses in the district area with liquor licenses to participate. Reis said also said it will be a hurdle to get people to serve on a board.

Amanda Kneer suggests perhaps the Town could be asked for the money since the DDA does not have the money.

Kevin Mueller said the DDA could direct this to the BOT. Mueller said a promotional association could develop from property or business owners. Kevin said for now this issue could be taken to the BOT and they can direct Town staff to look into what it will take to establish an entertainment district.

Peter Marshall said they first need to hear from businesses to see if they want to spend the money, time and liability before any decisions are made.

Motion to table the Consideration of a Creation of a Downtown Entertainment District made by Kevin Mueller seconded by Amanda Kneer. Motion passed unanimously

## 2. Consideration of approval of back-in parking –Ron Mitchell

Ron Mitchell included material on this subject in the packet.

Kevin Mueller would like to know if Ron Mitchell expects the Town to re-stripe all new parking spots.

Ron Mitchell offers to have the striping done and to pay for it.

Peter Marshall would like to know if there is a history of accidents on First Street with front end parking.

Ron replies that there have been several accidents on First Street

Ron Mitchell asked Peter Swift, who is a civil and parking engineer to speak.

Peter Swift states that he is the Chairman of the Gold Hill Town council and the Inter Mountain Alliance. He has worked for over 40 years in civil and traffic engineering and also has had years of experience with sustainability. He has designed many projects and feels back in parking is effective for the following reasons:

- Enhanced visibility
- Less rear end accidents
- The trunk is at the sidewalk so people don't have to walk out in the street to put things in
- If a bunch of kids are in the car, they are blocked from moving into the street because the door prevents them from moving into the street

Swift goes on to note that the following things must be considered:

- Signage is important and people need to be notified on how to rear end park
- The spaces need to be wider than conventional spaces.

Swift said with appropriate signage and design, there will be a decrease in accidents. He feels it will be successful and perhaps they can do this in other parts of town.

Karina Luscher would like to know if the street is wide enough and if the grade is too

steep to accommodate this. Luscher has done some research and said that it is not recommended to do back in parking on a steeper grade of road.

Amanda Kneer said this will not work on First Street since there is not an official sidewalk and there are barriers in front of the First Street Restaurant and the Pioneer Inn. She also said they would lose 2 or 3 spaces, and the test of the parking would create much confusion. She would also like to know if there are that many accidents that would be alleviated.

Kevin Mueller likes the idea and the concept of a test, but he would like to see what measurable quantities they could come up with to determine success. He suggests perhaps if there was middle row parking in front of the Black Forest that would perhaps be a better spot. Mueller does not think First Street is the best place to do the test.

Karina Luscher said this is a good idea on streets that are wider, and there are studies out there that prove this is safe. However she said that First Street is not a good area to test. She has watched back in parking from Salto for 2 years and she said it is challenging for the drivers and the people in that area. Luscher said a 6 month trial period, and repainting all of First Street doesn't make sense

Susan Schneider said 6 months is not enough time and a year would be needed so tourists, and seasons could be evaluated.

Katrina Harms also wonders if this is needed, and since she has been on First Street, she has never seen any accidents. Since it First Street is a one way, bikers have more space and they can ride on the other side of the road from the cars. Harms main concern is that in front of the Pioneer Inn and The First Street Pub, there is no access to the sidewalk. Harms worries that a high percentage of visitors on First Street are already confused and back in parking will not work well. Katrina likes the idea of trying rear end parking on Big Springs because it has a large speeding issue and making people back in, in front of the Black Forest would slow people down.

Alisha Reis said this would be a large project for staff, and staff is stacked with pressing needs right now. Unless it is a pressing issue, waiting a year would be a good idea.

Motion to, as per staff recommendation, table this topic for another year made by Karina Luscher seconded by Susan Schneider. Motion passes unanimously.

### 3. Review and Approval of the DRCOG TIPS Grant application-Katrina Harms

Alisha passed out an updated version of the Middle Boulder Creek project. This is one of two projects the DDA asked to put into the DRCOG submittal system to score. The other is the Lakeview Intersection Improvement Project. The BOT heard the recommendations for these two projects to be included in the 2016-2021 Transportation Improvement program for TIF, and they agreed to keep the 2 projects with a couple of caveats. One is that the Creek Access Project is still included. As this came together, Reis included an additional phase prior to design, which has environmental considerations. Reis is figuring for \$25,000 so they can review the

bridge site and the most appropriate location. This is a pre-step for what is indicated in the application. The project as a whole is brought mostly from the DDA Master Plan planning for the Secondary access but also from the BOT Master Infrastructure plan that the board of trustees adopted August 5, 2014

On the application that Reis passed around is the basic application and scoring. There are a number of other documents that need to go with it so Reis is going to be completing those. At the BOT review, The Mayor indicated they might be slim on the budgeting in since we will not be building any of these facilities based upon the vote of debt authorization in 2016, and based upon the fact that these constructions will not occur until about 2018. Reis said the cost of money increase will need to be filled during that time, and Eva Forberger is working on amplifying the budgets. This is a strong project and the reason it might not be scoring super high is they are still waiting on data and many of these calculations are based on service to larger populations.

Reis informed the board that she is still putting work into the Lakeview Project, and they are going to incorporate the intersection reconstruction, and also the associated storm water issues on nearby Conger and Big Springs area that connects to this. They are also going to incorporate the West side of 119 which has some issues as well. .

In the memo, Reis indicated that the local match based on the previous plans of the Bridge Project and the Lakeview turning area only, was going to indicate a local match of about \$175,000. That includes total cost of the environmental study at \$25,000 plus the \$150,000 of the 20% required match for the 2 projects. At this time, Reis is estimating the DDA match at a conservative \$350,000 for the entirety of all of the projects. The packet includes the availability of funding. At this point it is at a conceptual state, and when funds are awarded, they can change individual elements but there are key scope points they still have to adhere to.

Mayor Gierlach mentioned that there are 160 items on the list that they are currently prioritizing. He does feel these items are high on the list even though they won't happen until 2018. Gierlach said we are doing ourselves a disservice to assume we are just serving a community of 1,500 people, since anyone from Denver or Boulder can come up on the RTD. Being a destination place, we are serving a huge population from down below. Gierlach said the way the process works is we submit these projects and they go to DRCOG then MVIC. He will go to the Metro Vision Committee, and right now they are in operation on Metro Vision 2030. Gierlach said part of his argument for funding will be that he will give them a piece of history on the money they have given Nederland thus far. Gierlach also notes that DRCOG has not given Nederland money in decades until the sidewalk project, and that RTD doesn't take you to Vail or Breckenridge but it does take people here. Gierlach feels there is a good argument to get the money.

Motion to approve the DRCOG TIPS grant application made by Amanda Kneer seconded by Katrina Harms. Motion passed unanimously.

## G. DISCUSSION ITEMS

1. Review of the Community Center Site Plan-Dale Porter

Information was included in the packet.

Alisha Reis presented to the board. Reis said currently groundwater flows are coming into the building creating flooding. There have been post flood improvements and they are putting in for additional FEMA hazard mitigation funding for a major drainage plan. This is the first proposed phase for this site.

Reis said that the plan presented is a 30 year site master plan. The BOT seated a Project Committee that has looked at past efforts in regards to the Community Center and has tried to combine ideas. The chief concern is water flow among the site. They also took into account how this site affects the surrounding neighborhoods, and how this site serves its purpose as a community gathering site. Twenty people from advisory boards and their board liaisons met in July discuss the plans for this project. This review has also been through all of the other advisory boards. The plan indicates it will cost \$10,000,000 over thirty years for the 16 phases starting with the hydrology and drainage issue.

Susan Schneider said like it is a good plan and covers issues in a positive way. She hates to think about Nederland without a Community Center

Kevin Mueller likes what has been done with the plan in regards to the traffic flow. He also likes the idea of rearranging the West face for better drop off and pick up. Mueller is concerned that they don't justify taking down the west wing. He does not think 20% of water flow justifies taking down the west wing. He also said the new building will block storm water flow. Kevin said the best thing to do with asbestos is to encapsulate the building, and the idea of tearing it down and putting it in a landfill goes against the policy of the Town. Mueller also said the west wing is an efficient building, and solar orientation is ideal. A massive solar structure could be built into it, and if it is done correctly, it could make the east wing more efficient. Mueller is also concerned that this is not a passive solar design.

Amanda Kneer is not in agreement with taking down existing buildings and rebuilding, as it is a better plan to utilize what is already there.

Dale Porter said the engineers did take into consideration passive solar design, as well as traffic flow.

Kevin Mueller would also like to see aquatic facilities in the new plan. Mueller would also like to them to be more serious about food production, and grow food indoors and outdoors.

Katrina Harms said she will take into consideration all of input received at this meeting and will write a letter to present at the next meeting.

## 2. Parking Plans/Recommendations-Alexander Armani-Munn

Armani-Munn said he has had several discussions with the public in regards to this issue. He requests that the DDA take on this subject and incorporate it into public

outreach in the next few months. He would like the DDA to include this as an element with other planning.

### 3. Communication and Outreach for the Master Plan Update-Alexander Armani-Munn

It was decided by the board to have a Public Outreach workshop on October 1, 2014

## H. OTHER BUSINESS

Karina Luscher said as a DDA they are tasked with the charge of improvement of the Downtown Development area. Luscher said in descriptions of DDA's, most words that are reoccurring are "revitalization" and "economic development". Another function of the DDA is to drive policy and decision making. Luscher said there is a lot of property in the Central Business District that is being ill treated because of poor policy. She notes that right now in the CBD, anyone can camp on property as long as they want, as long as the property owner has given permission for them to do it. Luscher also added that right now in the CBD someone can erect a certain sized structure without a permit and they don't need to go through any design review or get a permit. Luscher said the job that we are tasked with as a Town Board is to address these issues as part of envision 2020. She believes this is a critical issue that needs our attention. Luscher also said that certain property owners are taking advantage of the situation, and she is concerned with not only the aesthetics of the erected outbuildings, but also that the people camping on the property do not have bathrooms and facilities.

Alisha Reis said that the DDA could present issues like this to the BOT Board Liaison, (for example, the camping issue) and the liaison can take it to the BOT.

Kevin Mueller said the job of the BOT is to set the policy, set the budget that reflects the policy, and then makes sure Town staff follows the policy

## I. ADJOURNMENT

Motion to adjourn made by Susan Schneider seconded by Peter Marshall. Meeting adjourned at 9:07 p.m.

### NEXT REGULAR MEETING: October 15, 2014 @ 6:30

The NDDA Board encourages citizen participation. Public hearings and the "unscheduled citizens" agenda item allow an opportunity to address the Board. Discussion is limited to 3 minutes and please address your comments to the Board. Thank you for your cooperation. The NDDA Board may take action on any item included on this agenda, regardless of the heading under which such item appears. Discussion items may become action items if the Board determines that deferring final action on an item to a subsequent meeting is unnecessary or unwarranted and that taking immediate action does not compromise any third-party's rights.

The NDDA Board of Trustees meeting packets and agendas are prepared on Friday before the Wednesday meetings and are available on the NDDA website, [www.neddda.org](http://www.neddda.org). Copies of the agendas and meeting packet are available at no cost via email from



[cindydowning0@gmail.com](mailto:cindydowning0@gmail.com) The information is reviewed and studied by the Board members, eliminating lengthy discussions to gain basic understanding. Short discussion on agenda items does not reflect lack of thought or analysis.

APPROVED