

Town Of Nederland
NEDERLAND DOWNTOWN DEVELOPMENT
AUTHORITY

NEDERLAND COMMUNITY CENTER 750 Hwy 72 Nederland, CO 80466
Multi-Purpose Room
September 18, 2013 at 6:30pm

Regular Meeting Minutes

A. CALL TO ORDER

Meeting was called to order by Chairperson Pat Everson at 6:32 pm.

B. ROLL CALL

Members Present: Pat Everson, Jeffrey Green, Katrina Harms, Karina Luscher, and Chris Perret arrived at 6:37pm.

Absent: Mary Ann Rodak-Friedman, Donna Sue Kirkpatrick

Also present: Eva Forberger and Conor Merrigan

C. PUBLIC COMMENT – The public present included Pam North for the Mountain Ear, Greg Ching, and Lex Ivey attending for presentations.

D. CONSENT AGENDA

1. Approval of August 21, 2013 – Regular Meeting Minutes

Pat Everson had revisions to the minutes. A motion to approve the minutes with two changes was made by Katrina Harms, seconded by Jeffrey Green and approval of the July 21, 2013 minutes as changed was unanimous.

2. Approval of Warrants

Chairperson Pat Everson asked if there were any questions on the Warrants, as there were none, she made a motion for approval of the Warrants as presented, and seconded by Jeffrey Green, was passed by roll call vote, with Katrina Harms abstaining.

E. INFORMATIONAL ITEMS

1. Treasurer Report – Eva Forberger

Eva Forberger went over the specifics indicated in the warrants, and added that she provided a summary along with more details, such as line items, in her report. Pat Everson had a question regarding the non-TIF funding, tax liens, and asked for a tally of property taxes paid / not paid. Pat also asked about other line items, and explained that she had asked Eva for details to see exactly where the money has been

spent. There was a short discussion regarding other line items, TIF, DRCOG and payment of bills.

2. Electric Car Plug in Stations – Greg Ching

Pat Everson explained that she found out through Greg Ching that electric vehicles were unable to travel the Peak to Peak Hwy. because charging stations were not available and that by having a charging station over by the Visitors Center, it might bring more people to town. Greg Ching had offered to do some research and began his presentation with the fact that he bought a Prius and converted it to a fully electric vehicle. He added that businesses have stated that they have seen an increase in business due to having an electric charging station. He explained the different levels of chargers, and a possible grant that might cover a majority of the cost of a charger, and recommended applying, with a deadline of October 1st. His approximation of electrical costs, based on Boulder's chargers would be around 80 cents an hour. Greg also suggested obtaining a charger with an old fashioned plug – due to older vehicles and motorcycle needs, and to install the charger near a place where there is an existing electric panel. When asked about his recommendation of Charger Level, Greg suggested Level 2, with an estimated cost of \$10,000, and also to look at the grant or perhaps collaboration with Boulder organizations who are currently purchasing them. There was some discussion about placing one at the Visitors Center, the role of advertising, and a phone app for locations, and identifying ranges. Jeffery Green brought up the number of stations needed, and Katrina Harms mentioned possible funding through the Scenic Byway, looking for other partners, as well as gathering information for the grant.

3. Presentation of LIDAR Technology / Survey – Lex Ivey

The presentation began with Lex Ivey explaining GIS (Geographic Information Systems) applications to find things such as charging stations as a perfect segue into Geo-Spatial Technology and LiDAR (Light Detection and Ranging). These technologies answer questions and solve problems related to time and space, location, and even natural resources. Lex founded a GIS consultancy named TerraCognito and resides in Eldora. He explained Nederland's involvement with DRCOG, and membership in the Regional Data Consortium allowing access to map data sets. Lex showed examples of points captured by light impulses within the town using LiDAR. He explained that he could take the digital returns and make a digital elevation model from them. Lex also said he had discussed with the public works department about the importance of having accurate elevations, contour information, for application work and drainage issues. Also, the importance of data relating to the amount of fuel in the area for fire safety or fire modeling, or for commercial applications, or even a person's visibility. Lex answered questions about the Mayor's interest in this during the DDA workshop, and the application of the raw data into solar information, drainage, and contours for the Master Infrastructure Plan. Lex had submitted a cost estimate of \$3,150 for interpreting the raw data for the Library District. Chris Perret estimated approximately 1/3 would be the

Downtown Development District – and the Mayor would be looking for help in the costs. There was some discussion regarding the cost savings compared to conventional topo surveys and Lex asked that the board think about how it would be applied to some of the DDA's future projects.

4. DCI Conference Report – Katrina Harms

The DCI Conference written report was presented at the meeting by Katrina Harms. She discussed the Main Street Project, by DOLA and ideas for planning the 2016 budget. Katrina listened to what similar sized towns went through by creating partnerships and plans and had a major realization that the DDA cannot do it alone. Many of the people she came in contact with were Executive Directors who did much of the legwork necessary for organizing and getting projects off the ground. Katrina felt as though reviewing the Comp Plan, Master Plan and Vision 2020 all together with support from business owners, property owners and the town would start the baby-steps necessary to create a downtown vision. She claimed that the DDA has “projects” but adding the projects together, planning, and funding with an overall vision is what they ought to be striving for along with partnerships in town. Katrina stressed the importance of stakeholders, building on the DAT model, being more pro-active with downtown area partnerships, involving the community and as a DDA ask: “What can we help you with?” Katrina had some concrete suggestions of restarting the Mayors Economic Taskforce, design advisories, historical aspects and coding, surveying who shops in Nederland, identifying assets, or inventory of people willing to help, implementation, promotions and celebrating successes. Karina Luscher acknowledged that although Katrina came away with a lot of great ideas, and it might seem daunting, yet the simple step of actively reaching out would be extremely helpful. Katrina suggested that the 2014 budget include taking small groups of business and property owners to coffee or lunch to hear what they have to say, to communicate and encourage participation.

5. Added Item: Concentrate on Direction for 2014 and Consensus for the Budget

Pat Everson stated that she asked for these presentations for direction of the DDA moving forward and consensus for budgeting for next year, whether specific projects presented or larger event concepts. She commented that yes, the Master Plan needs to be done – but asked for input on what direction this board wants to take for 2014. Jeffrey Green began with Salida as an example of events, and with Nederland's businesses and activities he would encourage more lodging. After some additional discussion Pat offered the list of potential items to consider for budgeting: Electric Car Plug-ins – dual charger / pursue the grant (\$2,000), LiDAR Technology (\$1,200), Small Coffee Groups / Grassroots (\$500). Pat requested an Action item for the DDA's next regular meeting with specific figures for the LiDAR project. With some discussion about the 2013 contingency fund, and maximizing efforts for the possible grant, all agreed that these items (and amounts) should be plugged into the 2014 budget.

F. ACTION ITEM

1. Consideration of sending an official notification to the Nederland Board of Trustees of the resignation of Donna Sue Kirkpatrick – Pat Everson

Pat Everson mentioned procedures according to the bylaws, and not having a formal letter of resignation from Donna Sue Kirkpatrick. Pat provided a draft copy of a letter to be presented to the BOT concerning Donna Sue's resignation. Once the BOT accepts the resignation, then the DDA board can begin the process of advertising for another board member. She reiterated that every member of the board remains a member until they are replaced. Pat also mentioned that Donna Sue gave her verbal resignation to Alisha Reis, Town Administrator on July 17th. Chris Perret made a motion send official notice to the BOT to accept the July 17th resignation of Donna Sue Kirkpatrick. Katrina Harms seconded and the motion passed unanimously. Katrina Harms reminded Pat Everson that she was going to thank Donna Sue for all of her work on the planters. There was also a discussion concerning another board member who had been absent, and Pat discussed the bylaws and excused absences.

H. DISCUSSION ITEMS

1. NedPed Project Update and Cost Estimates – Conor Merrigan of C2 Sustainability

Conor Merrigan of C2 began his update stating that the project, including the grant, was currently over budget with everything that was included in the 90% design. With approximately 800k in the construction estimate and about 672k in the construction budget, they have been looking at several different scenarios to reduce that figure, including sustainability and drainage while maintaining the functions of the grant. Along with presenting written alternatives, Conor also brought with him a current version. He stated that they had been looking into replacing some of the native landscape areas with gravel, achieving the same functions of water filtration, and storm water mitigation. They also cut the depth of the gravel from 12" to 10" and other minor modifications while preserving the basic requirements of the grant. With these less expensive alternatives, they were still looking at approximately 40k over budget and Conor was asking for direction. He proceeded to explain the cost saving, alternative designs, and estimates were from engineers – not a construction company and presented possible options for moving forward with the project. With the flooding, there were other variables, and temporary culvert fixes. The historical clearance has been completed, and the surveys would not be a significant delay to date. Eva Forberger reminded everyone that the County was planning to build a bus stop at the corner of Snyder and HWY 119. Pat Everson mentioned because of the flood, the possibility of the difficulty of the availability of materials and contractors. There was some discussion about how the delay might be more expensive, and how to proceed in the aftermath of the flood. Conor wanted input on how to move forward with the construction process.

The Board agreed in the value in putting it out to bid. The importance of momentum was mentioned and all agreed to speeding up the schedule.

G. OTHER BUSINESS

I. ADJOURNMENT

At 8:44 pm a motion to adjourn was made by Chris Perret, seconded by Katrina Harms and approved unanimously. The September Nederland DDA Regular Meeting was adjourned.