

**BOT MEETING
TOWN HALL, ZERO JASPER AVENUE, GRANBY, CO
TUESDAY, OCTOBER 8, 2024**

Town of Granby Board of Trustees is inviting you to a scheduled Zoom meeting.
Topic: BOT MEETING - OCTOBER 8, 2024
Time: Oct 8, 2024 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting
<https://zoom.us/j/96510721982?pwd=OibRmSMkGfljLfOCwbEkvgHgaCgggc.1>

Meeting ID: 965 1072 1982
Passcode: 795725

One tap mobile
+17193594580,,96510721982#,,,,*795725# US
+16694449171,,96510721982#,,,,*795725# US

Meeting ID: 965 1072 1982
Passcode: 795725

Find your local number: <https://zoom.us/u/acZ05QGa0Z>

If a scheduled public hearing is a quasi-judicial hearing, no comments will be taken by Zoom. You may listen to the hearing – but no participation will be allowed using Zoom for any quasi-judicial public hearing. You may attend the meeting in person to participate.

**DINNER TO BE SERVED TO THE BOARD
5:00 PM**

**TOWN OF GRANBY BOARD OF TRUSTEES
TOWN OF GRANBY
October 8, 2024
AGENDA TOWN HALL, ZERO JASPER AVENUE, GRANBY, CO**

**MAYOR HARDY TO CALL THE REGULAR MEETING OF THE TOWN OF GRANBY BOARD OF TRUSTEES TO ORDER AT THE TOWN HALL, ZERO JASPER AVENUE (Any Board member with any potential conflicts of interest regarding any of the agenda matters will declare them at this time.)
6:00 PM**

**UNSCHEDULED PUBLIC COMMENTS - COMMENTS ARE LIMITED TO 3 MINUTES
This time is reserved for members of the public to make a presentation to the Board on items or issues that are not scheduled on the agenda. The Board will not discuss/debate these items, nor will the Board make any decisions on items presented during this time, rather, the Board will refer the items to staff for follow-up.**

REGULAR AGENDA ITEMS

1. BOT 1 - VEDERRA CONTRACTOR AGREEMENT / ASSISTANT TOWN MANAGER

6:00 PM

2. BOT 2 - DESTINATION GRANBY 3RD QUARTER UPDATE / ASSISTANT TOWN MANAGER

6:15 PM

3. BOT 3 - ORDINANCE NO. 1011, AN ORDINANCE AUTHORIZING AND APPROVING THE SALE OF CERTAIN TOWN OWNED REAL PROPERTY TO GRAND COUNTY PET PALS / TOWN MANAGER

6:35 PM

4. BOT 4 - KAIBAB STREAM IMPROVEMENTS REQUEST FOR FINANCIAL FORGIVENESS / TOWN MANAGER

6:45 PM

5. BOT 5 - RESOLUTION 2024-10-08, A RESOLUTION APPROVING A DEED OF CONSERVATION EASEMENT TO COLORADO HEADWATERS LAND TRUST FOR THE GRANBY HIGHLANDS TRAILS / TOWN MANAGER

6:55 PM

**6. BOT 6 - MORE HOUSING NOW GRANT / ASSISTANT TOWN MANAGER
7:15 PM**

**7. BOT 7 - PROPERTY INSURANCE COVERAGE / ASSISTANT TOWN
MANAGER
7:30 PM**

**8. BOT 8 - HEALTH CARE BENEFITS FOR STAFF / ASSISTANT TOWN
MANAGER
7:45 PM**

CONSENT AGENDA

8:00 PM

(The items listed under "Consent Agenda" are a group of items to be acted on with a single motion and vote. This agenda is designed to expedite the handling of limited routine matters by the Board. The Board has received the information on these matters in their Board packets prior to the meeting. The Mayor will ask if any citizen wishes to have, any specific item discussed. A Board member may request that an item be removed from the Consent Agenda on behalf of a citizen or himself/herself and state when the item will be discussed in the meeting or tabled to another meeting. The removal of an item will require a second and a majority vote of the Board to be removed. Items on the consent agenda are then voted on by a single motion, second, and non-roll call vote).

**ACCOUNTS PAYABLE - OCTOBER 8, 2024
MINUTES - SEPTEMBER 24, 2024**

COMMITTEE AND STAFF UPDATES

8:05 PM

Administrative / Mayor Hardy, Mayor Pro-Tem Shaw, Trustee Quesada

- Town Clerk
- Finance Director

Economic Development / Trustee Silva

Housing Committee / Trustee Michalowski

Public Safety / Trustee Quesada

- Police Chief

Public Works / Trustee Mahoney

- Public Works Director

Recreation / Trustee Silva

- Recreation Superintendent

Town Assistant Manager's Update

Town Attorney's Update

Town Manager's Update

Mayor's Update

MEETING TO ADJOURN

8:20 PM

Any matter may be taken up at any time during the meeting EXCEPT DURING PUBLIC HEARINGS, WHICH ARE TIME SENSITIVE. Items on the agenda are approximate and intended as a guide for the Town Board. "Estimated Time" is subject to change, as is the order of the agenda except for PUBLIC HEARING TIMES AND ORDER. Anyone wishing to attend the meeting and needs special accommodations, please contact the Town Clerk prior to the meeting. For deadlines and information required to schedule an item on the agenda, please contact Deb Hess, CMC, Town Clerk, at 970-887-2501 ext. 201.

**TOWN OF GRANBY BOARD OF TRUSTEES
TOWN OF GRANBY
OCTOBER 8, 2024
MINUTES
TOWN HALL, ZERO JASPER AVENUE, GRANBY, CO**

PRESENT: Mayor Joshua Hardy, Mayor Pro Tem Deborah J.K. Shaw, Trustee Sharon Silva, Trustee Rebecca Quesada, Trustee Michael Mahoney, Trustee Chris Michalowski, and Trustee Devon Jarrell

STAFF PRESENT: Town Manager Ted Cherry, Assistant Town Manager Nicole Schafer, Town Attorney Nathan Krob, Police Chief David Shaffer, Finance Director Derek Assmann, Deputy Clerk Cody Mullinex and Town Clerk Deborah K. Hess, who recorded the meeting. Minutes are summary, some items have more details than others. Zoom was also used.

TIME: 5:00 PM – DINNER
6:00 PM – BOT MEETING

BY: Mayor Joshua Hardy

LOCATION: Town Hall, Zero Jasper Avenue

If a scheduled public hearing is a quasi-judicial hearing, no comments will be taken by Zoom. You may listen to the hearing – but no participation will be allowed using Zoom for any quasi-judicial public hearing. You may attend the meeting in person to participate.

MEETING CALLED TO ORDER

6:00 PM

Hardy called the meeting to order. Everyone said the Pledge of Allegiance. There were no conflicts of interest.

UNSCHEDULED PUBLIC COMMENTS - COMMENTS ARE LIMITED TO 3 MINUTES

6:01 PM

Hardy asked if there were any unscheduled public comments.

Resident Daniela Gosselova commented on issues with people in public office, the downtown vacant lot plan and the comment from the mayor at the last meeting that his kids love the design of the downtown vacant lot.

Hardy said for clarification, the Board was not in favor of one of the downtown designs for the Blue lot and he felt it was important to let the consultant that we hired, that we appreciated the work that they did because his kids enjoyed it, that was all that was about. This Board made a decision, we moved forward and we are done with that. There was no other reason, but that he was simply showing support for the consultant that we hired for that job.

Hardy asked if there were any other unscheduled public comments. There were no more comments.

REGULAR AGENDA ITEMS

VEDERRA CONTRACTOR AGREEMENT / ASSISTANT TOWN MANAGER

6:05 PM

Hardy introduced the agenda item.

Schafer explained the contract which includes the design phase of the modular construction, the use of local subcontractors for supplies and insulation of these homes, and that this will take the conceptual drawings for affordable, livable, and viable.

Discussion continued by the Board on the following: a new facility in Aurora, locals matters, trying to fit in a lot of the local businesses as it goes forward, furnaces will be locally installed, a lot of the buildings will be done at the modular plants, minimizing the site work, floor plans in two weeks, this is a mountain town and not a suburban or industrial Town, no flat roofs, there are houses in Grand Elk that are modulars, don't want the houses to all look the same with maybe

same floor plans but different outside looks, the grant money, Krob went through the agreement and there needs to be one clause added to the agreement.

Silva moved to approve the Independent Contractor Agreement with the additional phrase added. Mahoney seconded. Roll Call Vote: all yes.

**DESTINATION GRANBY 3RD QUARTER UPDATE / ASSISTANT TOWN MANAGER
6:16 PM**

Hardy introduced the agenda item.

Director Sarah Cichone gave an update including the \$20,000 invoice to add 12 trees to the downtown lighting.

Schafer asked the Board to approve the \$20,000 invoice that is on Page 29 for the trunk wrap and canopy products what has already been installed and to add 12 trees that will complete the main street stretch. There was up to \$25,000 in the Town's budget.

Hardy asked for a motion to approve.

Krob asked Silva is she was on the Board.

Silva said yes.

Krob said she can vote but she needed to disclose that she is a Destination Granby Board Member.

Silva said that she is currently on the Destination Granby Board.

Krob said state statute allows her to vote if she is on a non-profit as long as she discloses it beforehand.

Quesada moved to approve the \$20,000 invoice. Shaw seconded. Roll Call Vote: all yes

**ORDINANCE NO. 1011, AN ORDINANCE AUTHORIZING AND APPROVING THE
SALE OF CERTAIN TOWN OWNED REAL PROPERTY TO GRAND COUNTY PET
PALS / TOWN MANAGER**

6:34 PM

Hardy introduced the agenda item.

Cherry explained that this ordinance will allow the Town to sell the property down by the Kaibab Ballfields to Grand County Pet Pals for \$144,044. The information is in the packet. Pet Pals approved the contract and signed it and it is ready for the Town to sign after approval of the ordinance.

Krob noted that there is a blank in the current ordinance and that is for the reception number and date of recording of the Water Treatment Plat after it has been recorded.

Members from Pet Pals thanked the Board for this opportunity for the shelter replacement.

Hardy asked if there was any public comment.

Resident Gosselova commented.

Hardy asked for a motion.

Silva moved to approve Ordinance No. 1011 as presented. Quesada seconded. Roll Call Vote: all yes.

**KAIBAB STREAM IMPROVEMENTS REQUEST FOR FINANCIAL FORGIVENESS /
TOWN MANAGER**

6:40 PM

Hardy introduced the agenda item.

Cherry explained the agenda item.

Discussion continued on the following: the flood plain permit would be around \$2,000, maybe cover the cost up to \$3,000 for permit review with SGM for stream improvements.

Resident Seth Stern commented.

Resident Gosselova commented.

Discussion continued on the following: this concerns Outdoor Recreation, Skiing is No. 1 and Fishing is No. 2, the stream is a source of drinking water, this would improve attracting fishermen, and tabling this item.

Shaw moved to table the item until a future meeting. Michalowski seconded. All yes.

CONSENT AGENDA

6:49 PM

Hardy introduced the agenda item for the following: **ACCOUNTS PAYABLE - OCTOBER 8, 2024 and MINUTES - SEPTEMBER 24, 2024.**

Silva said the excavator has been paid for. Mahoney asked if we have it. Hardy said yes.

Krob noted that Silva is on the Destination Granby Board and that she needs to disclose that before voting on the Consent Agenda which contains an item for payment to Destination Granby.

There were no questions on the minutes.

Silva disclosed that she is on the Destination Granby Board.

Silva then moved to approve the Consent Agenda as presented. Quesada seconded. Roll Call Vote: All yes.

BREAK

6:50 PM

BACK IN SESSION

6:56 PM

RESOLUTION 2024-10-08, A RESOLUTION APPROVING A DEED OF CONSERVATION EASEMENT TO COLORADO HEADWATERS LAND TRUST FOR THE GRANBY HIGHLANDS TRAILS / TOWN MANAGER – EASEMENT MANAGEMENT PLAN

6:56 PM

Hardy introduced the agenda item.

Cherry explained the process that took five years to complete, ready to bring the Deed of Conservation Easement to the Board which is a total of 742 acres on the north side of the Colorado River of which 327 acres is a year-round closure for habitat purposed and the other 400 plus acres is a winter closure for elk, the total amount to the Town will be \$1,959,383 which is \$466,000 more than the Conservation Land Trust was contracted for, this includes CPW and CHLT management which is in place, weed control, etc., it allows Sun to work on their property, allows fishing access similar to other easements, the Town will need to close on the property to move forward with an RFP for the trail system, the Town still owes \$49,000 to CHLT, the deed still has a few pieces that need CPW's approval which is on the access, there is an Easement Management document as a table setting. If the Board approves signing this, the Town can finish up items with SUN including liquidated damages from Sun. He said that he hoped to button up everything by the end of this month.

Jeremy Kronos with CHLT said he was waiting to hear back from CPW which was reviewing the documents.

Krob said there is a map of the property on Page 120 of the packet, the top left area that is hatched is the no-access zone and then the remainder is a partial access depending on the season. The rest of the details are what Cherry laid out and the management plan that is also provided as a table setting but the baseline documentation report is that it tells you what the current status of the conservation area is right now and so in the future, people can look at it and ask if that is being conserved because the point of the conservation easement primarily is to stop development

from happening on the parcel. This one went further and added some wildlife conservation measurement that Cherry talked about. The other part that Sun retained other than the roads was the ability to put in the water treatment system because they need access to the water storage facility on the property and they can do that through pipes to serve Phase 2.

Cherry said this will be CHLT's 10,000 acre.

Krones said with their latest easement up in Grand Lake, they are just over 9400 acres so this will kick them over.

Shaw said she was happy to preserve this land for our families.

Michalowski said with the range for elk and sage grouse, this is huge.

Mahoney said it is a beautiful piece of land along the Colorado River.

Hardy said this has been a long time. He thanked staff and Krones. To see the light at the end of the tunnel is huge.

Hardy moved to approve Resolution 2024-10-08, a Resolution Approving the Deed of Conservation Easement to Colorado Headwaters Land Trust for the Granby Highlands Trails with small corrections for CPW.

Krob said the resolution allows for non-substantive changes and then allows for the Mayor to take the steps necessary to finalize the transaction which means signing off on the deed and providing any other documentation that CHLT requires.

Silva seconded. Roll Call Vote: all yes.

MORE HOUSING NOW GRANT / ASSISTANT TOWN MANAGER

7:06 PM

Hardy introduced the agenda item.

Schafer explained the agenda item.

Discussion continued on the number of housing units include townhomes, duplexes, for rent and for sale units, AMI, Phase 1 on the ground in 2025, deed restrictions, working for local employers, apartments that will be lower rental units, having an affordable housing level for everyone in the Town, providing entry level houses, the current plat assigned tracts and now the plat will go back through the replating process, the soil, modulars that will fit in the same footprint, modulars will help the Town move forward and keep the costs down, selling with restrictions, this will be an affordable housing community forever, everything will be electric and gas, working with CHAFA, special warranty deeds, the Town looked at all options for electric, a combination of both electric and gas, and complimenting Granby with different income guidelines.

Resident Seth Stern said the Town Government shouldn't be doing housing.

Resident Gosselova said there have been too many changes in this process.

Resident Jo Pfaff discussed the grant for all electric units with Schafer last July and the renderings have changed.

Resident Jimmy Strickland asked about change orders, who can borrow more money and at what point does the project become a failure and going over budget.

Schafer explained about the construction loans that will cover the vertical structure, and she had a good idea of what the construction loans and vertical costs are going to be.

Silva said the general contractor has been looking for savings.

Resident Strickland asked how many times as the general contractor stayed on budget.

Hardy said when the Board made the decision, we finalized that.

Cherry said that Strickland can set up a time with Schafer to go over these items.

PROPERTY INSURANCE COVERAGE / ASSISTANT TOWN MANAGER

7:36 PM

Hardy introduced the agenda item.

Schafer discussed the following: The Town has two buckets of insurance and her recommendation was to continue with the same providers – Pinnacle for workers' compensation insurance and CIRSA for everything else.

Hardy asked if there were any questions.

Krob said the Board should direct Schafer to move forward with both companies.

Schafer said these are budgeted items.

The Board agreed.

HEALTH CARE BENEFITS FOR STAFF / ASSISTANT TOWN MANAGER

7:40 PM

Hardy introduced the agenda item.

Schafer explained the current health care benefits including that some staff asked to go to a co-pay instead of a high deductible, the Health Savings Plan, costs of the benefits, offering staff a flexible spending account, adding a vision plan and having an enhanced dental plan.

Jarrell asked about the price difference which Schafer said was a much better price and Mahoney said this was a no brainer.

Shaw moved to approve the plans as stated with the direction to use the Health Care Savings money to offset the premiums. Silva seconded. Roll Call Vote: all yes.

CONSENT AGENDA

7:50 PM

Hardy introduced the agenda item for the following: **ACCOUNTS PAYABLE - OCTOBER 8, 2024 and MINUTES - SEPTEMBER 24, 2024.**

This item was taken care of previously.

COMMITTEE AND STAFF UPDATES

7:50 PM

Hardy introduced the agenda item.

Administrative / Mayor Hardy, Mayor Pro-Tem Shaw, Trustee Quesada

- Town Clerk

Shaw had nothing to report.

Hess said the Town Clerk training is going well.

- Finance Director

Assmann said he nothing at this time.

Economic Development / Trustee Silva

Silva said she had nothing at this time.

Housing Committee / Trustee Michalowski

Michalowski said he had no update at this time.

Public Safety / Trustee Quesada

- Police Chief

Quesada said the Town Clean-Up Day was very successful, the PD is doing some training at the Fire Department, and there will be several upcoming events.

Public Works / Trustee Mahoney

- Public Works Director

Mahoney said there is ongoing regular maintenance.

Recreation / Trustee Silva

- Recreation Superintendent

Silva said soccer was ending and the afterschool programs are being planned.

Town Assistant Manager's Update

Schafer said she was going to a Housing Colorado Workshop starting tomorrow through Friday, she will work on a field trip for Nuche Village over the lunch hour on October 16, there will be an all staff meeting on Thursday, October 17 with enrollment opening up on November 1, there will be a quarterly staff outing with ax throwing at which the trustees are invited on Thursday, October 24 at 6:00 PM or on Sunday, October 20 at 4:00 PM.

Town Attorney's Update

Krob said he will have a proposed ordinance at the next meeting for Proposition 122.

Town Manager's Update

Cherry said he is out of the office this Friday and then on October 30, Sharon Spurlin has done a lot of time helping out with the transition.

Mayor's Update

Hardy said he had a Mayors' Quarterly Check-In with Congressman Neguse, had a meeting with Schafer on the housing front, he will follow-up with Neguse's staffers, he was appointed to the CML Policy Committee with a first meeting this Friday with a number of topics including Request for CML Initiated Legislation, action items and information items with one CML Initiated Legislation Item that he is interested in is the taxation regarding the lodging and vacancy tax.

Quesada said that she had some public mention some comments about our closed commenting on social media and she said she would bring it up. She remembered a couple of years ago, we cut off comments.

Cherry explained the reasoning for that was because it becomes an open record and we can't rely on social media to maintain those records for us for the long term and so if there would be a CORA request that would be made, those Facebook posts or whatever would be open to a CORA request. It is the preference that we don't want to put the Clerk's Office through that process. Once something is posted, we can't delete it either so if it is defamatory or threatening in any sort of way, we aren't able to delete those posts.

Jarrell asked when the stop sign going to be moved because kids are coming down that hill and there is a tree that makes it blind.

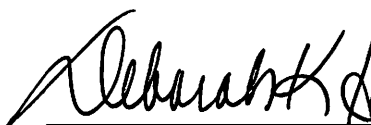
Cherry said he will check with public works.

MEETING ADJOURNED

7:59 PM

Shaw moved to adjourn. Silva seconded. All yes.

ATTEST:


Deborah K. Hess, CMC
Town Clerk



BOARD OF TRUSTEES


Joshua E. Hardy
Mayor