

**DINNER TO BE SERVED TO THE BOARD**

**5:00 PM**

**TOWN OF GRANBY BOARD OF TRUSTEES  
TOWN OF GRANBY  
JULY 23, 2024  
AGENDA**

**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.**

**MAYOR HARDY TO CALL THE REGULAR MEETING OF THE TOWN OF GRANBY BOARD OF TRUSTEES TO ORDER AT THE TOWN HALL, ZERO JASPER AVENUE  
5:30 PM**

**UNSCHEDULED PUBLIC COMMENTS - COMMENTS ARE LIMITED TO 3 MINUTES**

**5:30 PM**

**REGULAR AGENDA ITEMS**

**OATH OF OFFICE - APPOINTED TRUSTEE DEVON JARRELL / TOWN CLERK  
5:30 PM**

**GENERAL CONTRACTOR SELECTION - NUCHE VILLAGE / ASSISTANT TOWN MANAGER**

**5:35 PM**

**PUBLIC HEARING FOR ORDINANCE NO. 1003, AN ORDINANCE APPROVING WITH CONDITIONS OF THE FINAL PLAT FOR WEST GRANBY MINOR SUBDIVISION / TOWN MANAGER**

**6:15 PM**

**FRASER VALLEY HOUSING AUTHORITY POSITION APPOINTMENT / ASSISTANT TOWN MANAGER**

**6:30 PM**

**ORDINANCE NO. 1004, AN ORDINANCE REAFFIRMING THE GRANBY MUNICIPAL CODE'S REGULATION OF CARRYING FIREARMS WITHIN GRANBY TOWN HALL AND OPTING OUT, IN PART, OF THE PROVISIONS OF SB24-131 PROHIBITING CARRYING FIREARMS IN SENSITIVE SPACES OR ORDINANCE NO. 1004, AN ORDINANCE AFFIRMING SB24-131'S RESTRICTIONS AND PROHIBITING THE OPEN AND CONCEALED CARRYING OF FIREARMS WITHIN THE GRANBY TOWN HALL / TOWN ATTORNEY / CHIEF OF POLICE**

**6:40 PM**

**SMITH CREEK PUMP REPAIR FOR WSA / PUBLIC WORKS DIRECTOR  
6:50 PM**

**NSA UPDATE / TOWN MANAGER**

**7:00 PM**

**APPOINTMENTS - TOWN OF GRANBY PLANNING COMMISSION & DESTINATION GRANBY / TOWN MANAGER**

**7:40 PM**

**UPCOMING HOLIDAY SCHEDULE DISCUSSION / TOWN MANAGER**

**7:50 PM**

**CONSENT AGENDA**

**8:00 PM**

**Consent Agenda - Accounts Payable for 7/23/2024 & Minutes from 7/9/2024**

**COMMITTEE AND STAFF UPDATES**

**8:05 PM**

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

Economic Development / Trustee OPEN  
Housing Committee / Trustee Michalowski  
Public Safety / Trustee Quesada  
Public Works / Trustee Mahoney  
Recreation / Trustee Silva  
Town Assistant Manager's Update  
Town Attorney's Update  
Town Manager's Update  
Mayor's Update

**EXECUTIVE SESSION / TOWN MANAGER & TOWN ATTORNEY**

**8:20 PM**

Executive Session for the purposes of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators and to discuss the sale of real property pursuant to Colorado Revised Statute Section 24-6-402(4)(a) and (4)(e) related to a Smith Creek Crossing LLC's request to purchase Town property.

**MEETING TO ADJOURN**

**8:35 PM**

---

**GRAND ELK GENERAL IMPROVEMENT DISTRICT  
MEETING AGENDA**

**JULY 23, 2024**

**TOWN HALL, ZERO JASPER AVENUE, GRANBY, CO**

**CHAIRMAN HARDY TO CALL THE GRAND ELK GENERAL IMPROVEMENT  
DISTRICT MEETING TO ORDER AT THE TOWN HALL, ZERO JASPER AVENUE  
8:35 PM**

**REGULAR AGENDA ITEMS**

**APPROVAL OF GEGID MINUTES - NOVEMBER 28, 2023  
8:35 PM**

**SALE OF EAGLE RIDGE LOTS / TOWN MANAGER  
8:40 PM**

**MEETING TO ADJOURN  
8:50 PM**





**TOWN OF GRANBY BOARD OF TRUSTEES  
TOWN OF GRANBY  
JULY 23, 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, Building/Planning Technician Cathy Tindle, 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  
5:30 PM – BOT MEETING  
9:00 PM – GEGID 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**

**5:30 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**

**5:31 PM**

Hardy said there would be no public comments for tonight's meeting.

**OATH OF OFFICE - APPOINTED TRUSTEE DEVON JARRELL / TOWN CLERK**

**5:31 PM**

Hardy introduced the agenda item. Hess administered the oath of office.

**GENERAL CONTRACTOR SELECTION - NUCHE VILLAGE / ASSISTANT TOWN MANAGER**

**5:32 PM**

Hardy introduced the agenda item.

Schafer explained the agenda item.

The Board interviewed the four bidders. After the Board discussion, Michalowski moved to approve Big Valley Construction as the General Contractor. Quesada seconded. All yes.

**PUBLIC HEARING FOR ORDINANCE NO. 1003, AN ORDINANCE APPROVING WITH CONDITIONS OF THE FINAL PLAT FOR WEST GRANBY MINOR SUBDIVISION / TOWN MANAGER**

**6:18 PM**

Hardy opened the public hearing.

Cherry explained the application. The PC recommended approval which listed the conditions including updating the plat notes. The staff worked with the owner/applicant to agree on the plat notes.

Krob explained Plat Note No. 10.

Cherry said staff will make sure the plat notes match before recording.

Discussion continued on future platting, building permits, and site plan requirements.

Hardy asked the applicant if he had anything to say.

Brad Smith and Jeff Marck said Tim Shenk sent a new plat to Hess this afternoon.

Hardy asked for public comment or any Board discussion.

Silva moved to approve Ordinance No. 1003 as presented. Shaw seconded. Roll Call Vote: all yes.

**FRASER VALLEY HOUSING AUTHORITY POSITION APPOINTMENT / ASSISTANT TOWN MANAGER**

**6:25 PM**

Hardy introduced the public hearing.

Schafer explained the position appointment to replace current member Deb Brynoff. A request was sent out and two viable candidates applied.

Residents Seth Stern and Daniela Gosselova commented.

After discussion, Hess was asked to resend the information to the distribution list again and this item will come back to the next meeting.

**ORDINANCE NO. 1004, AN ORDINANCE REAFFIRMING THE GRANBY MUNICIPAL CODE'S REGULATION OF CARRYING FIREARMS WITHIN GRANBY TOWN HALL AND OPTING OUT, IN PART, OF THE PROVISIONS OF SB24-131 PROHIBITING CARRYING FIREARMS IN SENSITIVE SPACES OR  
ORDINANCE NO. 1004, AN ORDINANCE AFFIRMING SB24-131'S RESTRICTIONS AND PROHIBITING THE OPEN AND CONCEALED CARRYING OF FIREARMS WITHIN THE GRANBY TOWN HALL / TOWN ATTORNEY / CHIEF OF POLICE**

**6:40 PM**

Hardy introduced the agenda item.

Krob explained the ordinance and said this was brought before the Board at the previous meeting.

Discussion continued on the following: imbalance of power, concealed carry people are not the ones that go around and kill people, not giving up their rights, individual safety, keeping the ordinance status quo, have to be able to defend yourselves, and this building is where the police department is housed.

The following residents spoke:

Seth Stern  
Jessie Moore  
Nick Hawley  
Daniela Gosselova  
Jo Pfaff

Discussion continued that concealed carry is for handguns and keeping state politics out of this.

Hardy said the Ordinance 1004, an ordinance reaffirming the Granby Municipal Code Regulation of carrying firearms within Granby Town Hall and opting out in part of the provisions of Senate Bill 24-131 prohibiting carrying firearms in sensitive areas. He asked Krob if that would allow concealed carry.

Krob said correct with the exception of municipal court, but you can't opt out of that.

Hardy said the second half of this particular item, is affirming Senate Bill 24-131, retriecting and prohibiting open and concealed carry firearms. Those are the two ordinances that we have. He asked for a motion.

Silva moved to opt out of the provision of SB 24-131 prohibiting carrying arms.

Hardy asked if that would be allowing.

Cherry said we really need the motion to be exactly the way it is in the packet to be read that way so we have it for the record.

Hardy confirmed the motion.

Cherry said the ordinance on Page 160 is the ordinance written in the way that would allow for conceal carry inside Town Hall with the provisions of removing it from the court. The ordinance on Page 162 would be the ones who ban conceal carry within Town Hall.

Cherry said if someone is going to make the motion, please make the motion to approve Ordinance No. 1004, and read out the entire script.

Silva moved to approve Ordinance No. 1004, reaffirming the Granby Municipal Code Regulation of carrying a firearm within Granby Town Hall and opting out in part of the provision of prohibiting carrying in sensitive places of Senate Bill 24-131.

Cherry said that was a motion of the approval of the Ordinance that is on Page 160.

Hardy said for clarification, to allow concealed carry.

Quesada seconded.

Roll Call Vote: Silva, yes; Mahoney, yes; Shaw, yes; Michalowski, no; Quesada, yes; Jarrell, no; Hardy, yes.

**BREAK**

**7:16 PM**

**BACK IN SESSION**

**7:22 PM**

**SMITH CREEK PUMP REPAIR FOR WSA / PUBLIC WORKS DIRECTOR**

**7:22 PM**

Hardy introduced the agenda item.

Cherry explained the agenda item.

After discussion, Mahoney moved to approve the pump repairs for the WSA Water Treatment Plan. Silva seconded. Roll Call Vote: all yes.

**NSA UPDATE / TOWN MANAGER**

**7:25 PM**

Hardy introduced the agenda item.

Cherry explained he pulled together information for the Board's consideration and it was included in the packet. There is a memo from Krob Law and Water Engineer Doug Clements in reference to combining the West Service Area and North Service Area.

Krob and Clements presented their information to the Board.

Discussion continued on the following: the NSA has senior water rights and WSA has junior water rights which if these items go through water court, the Town could lose its senior water rights, and there could be as many as 20 opposers during water court proceedings, Cherry will get the memo out to the public, if the Board decided to go to water court, it could take several years to get through water court, if Granby lost its senior water rights and there was a drought, the Town could be without water to serve the public.

Warren Swanson from SGM explained the costs of the plants and the different types of treatments, his memo to the Board, water quality, the new Kremmling water plant which uses a different type of treatment, gravity-fed system, and pre-existing conditions.

Discussion continued on the following: the Board appreciated sharing Kremmling's information, the price difference is substantial, Kremmling has had substantial rate increases because of their new plant, but can't compare the two plants because it isn't apples to apples.

Cherry discussed the banking services bond with the Board, an EIAF matching grant, maintaining the enterprise status.

Kim Crawford of Butner Snow explained borrowing funds.

The Board discussed the options.

Residents Seth Stern and Daniela Gosselova gave input.

More discussion followed on the water rights, the 1985 Master Plan, and annexed properties that brought water to the Town.

Hardy said he thought everyone was willing to move forward with this.

Cherry said it would be one motion and the motion would be to direct Town Staff to apply for a \$1,000,000 matching grant from DOLA for EIAF Funds with matching funds from the North Service Area for the new North Service Area Water Treatment Plant.

Shaw so moved. Quesada seconded. Roll Call Vote: Silva, yes; Mahoney, yes, Shaw, yes; Michalowski, yes; Quesada, yes; Jarrell, yes; Hardy, yes.

#### **APPOINTMENTS - TOWN OF GRANBY PLANNING COMMISSION & DESTINATION GRANBY / TOWN MANAGER**

**8:29 PM**

Hardy introduced the agenda item.

Cherry explained that with the resignation of Trustee Sneddon, that left a place on the Planning Commission open. The Board will also need to place someone on the Economic Development Board.

Jarrell agreed to be on the Planning Commission.

Hardy moved to add Jarrell to the Planning Commission. Quesada seconded. All yes.

Hardy said Destination Granby meets on the third Friday of each month in the morning.

Hardy moved to appoint Trustee Silva to the Destination Granby Board. Quesada seconded. All yes.

#### **UPCOMING HOLIDAY SCHEDULE DISCUSSION / TOWN MANAGER**

**8:32 PM**

Hardy introduced the agenda item.

Cherry explained that in the past, the Boards have canceled the second meetings in both November and December because of Thanksgiving and Christmas. The new Board members will be appointed at the first meeting in December because of how the election results are certified.

Shaw moved to cancel both second meetings in November and December. Mahoney seconded. All yes.

#### **BREAK**

**8:35 PM**

#### **BACK IN SESSION**

**8:38 PM**

#### **CONSENT AGENDA**

**8:38 PM**

#### **Accounts Payable for 7/23/2024 & Minutes from 7/9/2024**

Hardy introduced the agenda item. He asked if there were any questions or comments.

Mahoney asked about the reimbursements to GRCO.

Cherry explained it is for the water and sewer backbone infrastructure. It is in the memo. Shaw moved to approve the Consent Agenda as presented. Quesada seconded. Roll Call Vote: all yes; Jarrell abstained.

## **COMMITTEE AND STAFF UPDATES**

**8:40 PM**

Hardy introduced the agenda item.

**Administrative / Mayor Hardy, Mayor Pro-Tem Shaw, Trustee Quesada**  
Shaw and Hess had nothing to report.

Hansen gave an update on the sale tax and the budget calendar is coming out.

**Economic Development / Trustee Silva**

Silva had nothing at this time.

**Housing Committee / Trustee Michalowski**

Michalowski had nothing at this time.

**Public Safety / Trustee Quesada**

Quesada said the PD has a criminal justice intern for the last month, and National Night Out is August 6 from 5:00-7:00 PM at the Soccer Dome.

**Public Works / Trustee Mahoney**

Mahoney had nothing at this time.

**Recreation / Trustee Silva**

Silva said that a child was kicked out of the program. One staff member quit. Touch a Truck will be coming up.

**Town Assistant Manager's Update**

Shafer said Becky Allison did try to connect on Zoom, she looks forward to being here in person at our next meeting, there is a grant award for \$2,000,000 for the More Housing Now initiative to assist with the Community Housing Project. It is from DOLA. She is going to apply for the Climate Resilience Challenge Grant which is also due August 1. We still want hybrid gas/electric for the "for sale", but if we can find additional funding to offset the all-electric for the "rental", she will continue to try. The update for Granby Real Estate, there are over 50 units on our market; 10 are less than \$500,000; 18 are \$500,000 to \$1,000,000; and 47 are \$1,000,000 and more with the majority of those being over \$1,500,000. For the update on the Water Assistant Program, we have now spent \$28,000 of the \$50,000 so we will continue to have enough for funding for the remainder of the year. We will talk to Hansen about getting another grant for 2025.

**Town Attorney's Update**

Krob had nothing to report.

**Town Manager's Update**

Cherry said the EAIF application for the water is due August 1, he had a meeting with the Mountain Coalition about the possibility of working on ADA compliant either steps or a path up from the Depot up to 4<sup>th</sup> Street that could be worked in with the Moffat Tunnel negotiations, the consultants will be here on Saturday for the Downtown Lots to do another event down there, and looking at an event later in August that will have the first round concepts for design, the halfway pathway is scheduled to get the second half of paving done on August 12 which includes some areas at the stoplight with a crossing walk and new concrete as well. Senator Bennet's office wanted to host a Town Hall Meeting on August 6 which is National Night Out and he wanted to make it very clear that this was not a campaigning event, it is to meet residents that he serves and usually 40-60 people show up.

**Mayor's Update**

Hardy had nothing to report.



**EXECUTIVE SESSION / TOWN MANAGER & TOWN ATTORNEY**

**8:49 PM**

Hardy moved to enter Executive Session for the purposes of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators and to discuss the sale of real property pursuant to Colorado Revised Statute Section 24-6-402(4)(a) and (4)(e) related to a Smith Creek Crossing LLC's request to purchase Town property. The Executive Session included the Town Board, Town Manager, Town Assistant Manager, Town Attorney, Town Clerk, and Town Finance Director.

Quesada seconded. All yes.

**BACK IN SESSION**

**8:59 PM**

Krob confirmed that the Board of Trustees just exited Executive Session, the discussions were within the scope of the statute, he was present throughout the discussions and they are therefore protected by the attorney/client privilege.

Hardy said the Board has given staff direction to move forward with negotiations regarding the Smith Creek Crossing property.

**MEETING ADJOURN**

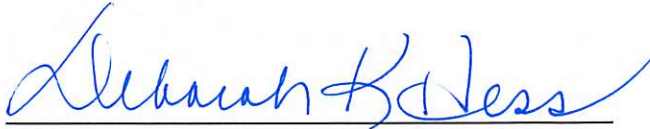
**9:00 PM**

Shaw moved to adjourn. Quesada seconded. All yes.

---

**BOARD OF TRUSTEES**

**ATTEST:**



**Deborah K. Hess, CMC**  
Town Clerk



---

**Joshua Hardy**  
Mayor

