



TOWN OF WIGGINS
MINUTES
REGULAR BOARD MEETING
08/08/2018 AT 7:00 P.M.
304 CENTRAL AVENUE
WIGGINS, CO 80654

MINUTES FROM THE MEETING HELD ON August 8, 2018

I. INTRODUCTIONS

1. Call the Meeting to Order at by Mayor Mac Leon
2. Pledge of Allegiance
3. Roll Call
 - Mayor Mac Leon ✓
 - Chris Sandoval ✓
 - Charles Ruyle ✓
 - Jeff Palmer ✓
 - Brian Becker - Absent
 - Bruce Miller ✓
 - Pat Musgrave ✓

Staff Present:

Paul Larino, Town Manager
Pat Lentell, Town Clerk
Jennifer Ferguson, Town Sergeant

4. Comments from Town Manager

Paul reported he has condensed the agenda this evening so the reports will be later at the end of the agenda.

II. PUBLIC DISCUSSION

Mayor Leon opened the Public Discussion of the meeting at 7:04pm.

Sandy Ewertz, 607 4th Ave...her main concern is the number of weeds in town. She was told they have 30 days to mow. She has driven around town and some of the places are eye sores. Could we send her a copy of the ordinance and the fee schedule? Paul responded with how the abatement process works. He also explained the elevator is owned by the Rail Road and they are under different rules and regulations.

Wayne Ewertz, 607 4th Ave...his concern is the trash. His concern was over a specific address that keeps bringing in junk cars and other trash. They also own a business in town and support local a lot but he never receives any bids from us for work. Also, we used to spray for mosquitos but doesn't believe we do it anymore.

Paul reported that we have sprayed for mosquitos and Stan let them know how many times and where so far this year. It has been in the newsletter. Suggests that we post the schedule on the website.

Nicole Mackenzie, 414 Sally ...Her main concern is why there was a significant spike in the water bills. Looking for feedback. And also the weeds. Paul explained that the busiest watering months are June, July and August. It's been hot this July. The meters are read usually on the 3-4 and the reads were not read due to the 4th of July on the 8-9th. We do not average bills. Paul will have Public Works follow up on that with her.

III. PUBLIC HEARINGS (BOA LOT SIZE REDUCTION)

1. Resolution BOA 02-2018: A resolution approving a variance for the property located at lot 17 & lot 18, block 17, Corona Original town, Town of Wiggins, County of Morgan, State of Colorado. The property is generally located on north Agate Street, Wiggins, CO 80654.

Mayor Leon opened the Public Hearing at 7:22pm

Paul presented the Staff Report. Justin from Clayton Homes is the applicant. He is asking for a variance for the setbacks. Discussion, the Town has approved other reductions. We are to a point we do not have very many original lots in Wiggins. Paul does not see any issue with the review. Paul looked in the Land Development Code on the setbacks.

Mayor asked for any more discussion from the board. He opened the public comment of the public hearing at 7:33pm. No one came forward from the audience.

Justin Markwardt came forward and was sworn in. They would like to develop this property and think it would be a good improvement. He has not contacted the neighboring property to see if it is available. After hearing the reading of the Land Development Code, they will remove the garage per the issue with the setbacks. Discussion on putting in a carport instead. Paul will look into the code for the carports. Per code they will have to put in a driveway. They are going to have to remove some of the trees, there are about 15 trees on the property with a few big trees right in the middle of the property. Paul informed Justin he could have this moved forward or have the board vote. Justin would like to have the board make a variance on the variance. The owners of the property have been gracious enough to wait on the decision of the board.

Mayor invited the public to come forward for comment. Keith Younger, the owner of the property came forward. He wants to talk about the size of the lots and how difficult it is to develop. If the neighbor does not want to sell, it will make his lot undevelopable.

Paul reminded everyone that this will be an IRC rated home on a permanent foundation.

Mayor Leon closed the public portion of the hearing at 7:47pm. All documents in the board packet for this are public, does anyone have objection that any of these items being entered in.

Discussion from the board. Several feel this would be a good use of the property.

Motion to approve Resolution BOA 02-2018: A resolution approving a variance for the property located at lot 17 & lot 18, block 17, Corona Original town, Town of Wiggins, County of Morgan, State of Colorado. The property is generally located on north Agate Street, Wiggins, CO 80654 by Chris Sandoval, seconded by Charles Ruyle. Roll Call; unanimously approved, motion carried.

IV. BOARD WORKSHOPS AND DISCUSSION ITEMS

1. Roundtable discussion on the town Water and Sewer System Improvements.

Paul informed the Board he brought in our water engineers and water attorneys to help the board understand some of the items they have been working on.

Introduction:

Lauren with Diamond Back Engineering & Surveying, Inc.

Stephanie with Leonard Rice Engineers, Inc.

Andrew with Leonard Rice Engineers, Inc.

Rick Fendel with Petrock & Fendel, PC-our water attorney

Paul asked them to talk about water rights especially with the South Platte.

2. Discussion on Land Development Codes pertaining to Container Homes and Tiny Homes (Lots Sizes, density, Public Improvements)

Paul wanted to have a discussion on these new areas. We have areas of existing homes and land for future developments. Wants to talk about development and density. Development does require infrastructure. The board is in agreement to continue the infrastructure requirements. Discussion on where you could put these types and styles of homes.

3. Discussion on Setting Standards for Food Trucks

Paul researched food trucks and brought forward some examples of other municipalities that allow them. Discussion on the benefit to the community. Paul will work on an ordinance that would talk about schedules and rules. He will talk to local restaurants to find out their thoughts.

V. APPROVAL OF CONSENT AGENDA

1. Approval of Minutes from the board meeting held on July 25, 2018

2. Approval of bills in the amount of \$74,849.75

Motion to approve the Consent Agenda by Charles Ruyle, seconded by Chris Sandoval. Roll Call; unanimously approved, motion carried.

3. Amended Approval of the bills in the amount of \$33,886.47

Bruce Miller brought to the attention of the board the bills that had already been approved were incorrect. Pat Musgrave had prepared a spreadsheet showing the approval sheet had bills that were previously approved and paid from the last meeting.

Motion to approve the amended bills in the amount of \$33,886.47 by Pat Musgrave, seconded by Chris Sandoval. Roll Call; unanimously approved, motion carried.

VI. RESOLUTIONS AND ORDINANCES (WILL BE VOTED ON)

1. ORDER FOR PUBLIC HEARING AND NOTICE THEREOF FOR THE PROPOSED ROBERTS 81 BUSINESS IMPROVEMENTS DISTRICT (BID).

Paul informed the board we have received a petition of a business improvement district. This will need to come before the board on September 26th.

Motion to approve the Order for Public Hearing and Notice thereof for the proposed Roberts 81 Business Improvement District is set for September 26th, 2018 by Charles Ruyle, seconded by Chris Sandoval. Roll Call; unanimously approved, motion carried.

2. **RESOLUTION 32-2018: A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A WATER SYSTEM GRANT AGREEMENT, LOAN RESOLUTION, LETTER OF INTENT TO MEET CONDITIONS, AND REQUEST FOR OBLIGATION OF FUNDS BY AND BETWEEN THE TOWN OF WIGGINS AND USDA RURAL UTILITIES SERVICES.**

Paul reported on the process.

Motion to approve RESOLUTION 32-2018: A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A WATER SYSTEM GRANT AGREEMENT, LOAN RESOLUTION, LETTER OF INTENT TO MEET CONDITIONS, AND REQUEST FOR OBLIGATION OF FUNDS BY AND BETWEEN THE TOWN OF WIGGINS AND USDA RURAL UTILITIES SERVICES by Chris Sandoval, seconded by Charles Ruyle. Roll Call; unanimously approved, motion carried.

3. **RESOLUTION 33-2018: A RESOLUTION AUTHORIZING THE TOWN MANAGER TO PURCHASE BUDGETED ITEMS FOR THE PARKS AND RECREATION DEPARTMENT.**

Paul presented the handouts for the park equipment.

Motion to approve RESOLUTION 33-2018: A RESOLUTION AUTHORIZING THE TOWN MANAGER TO PURCHASE BUDGETED ITEMS FOR THE PARKS AND RECREATION DEPARTMENT by Charles Ruyle, seconded by Chris Sandoval. Roll Call; unanimously approved, motion carried.

4. **RESOLUTION 34: A RESOLUTION APPROVING A CONTRACT TO BUY AND SELL REAL ESTATE FOR THE SALE OF A PORTION OF THE GLASSEY FARM OWNED BY THE TOWN OF WIGGINS.**

Paul informed the board regarding the contract we have on the Glassey Farm. Closing date is September 19th, 2018.

Motion to approve RESOLUTION 34: A RESOLUTION APPROVING A CONTRACT TO BUY AND SELL REAL ESTATE FOR THE SALE OF A PORTION OF THE GLASSEY FARM OWNED BY THE TOWN OF WIGGINS by Charles Ruyle, seconded by Chris Sandoval. Roll Call; unanimously approved, motion carried.

5. **ORDINANCE 08-2018: AN ORDINANCE AUTHORIZING THE SALE AND CONVEYANCE OF A PORTION OF THE GLASSEY FARM OWNED BY THE TOWN OF WIGGINS.**

Motion to approve ORDINANCE 08-2018: AN ORDINANCE AUTHORIZING THE SALE AND CONVEYANCE OF A PORTION OF THE GLASSEY FARM OWNED BY THE TOWN OF WIGGINS by Charles Ruyle, seconded by Bruce Miller. Roll Call; unanimously approved, motion carried.

The town is working on an agreement for recycled asphalt.

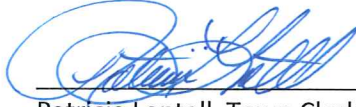
Chris handed out information from the Economic Development meeting.

VII. ADJOURNMENT:

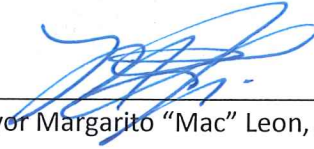
Closing Remarks by Mayor and Adjournment of the Meeting at 11:14pm

Respectfully Submitted by:

Approved by:



Patricia Lentell, Town Clerk



Mayor Margarito "Mac" Leon, Jr.