

## Town of Garden City Minutes

January 3, 2017

Regular Meeting

Mayor Lonelle Archuleta called the meeting to order at 7:00 P.M.

Mayor Lonelle Archuleta and Trustees Terry Greenwood, Manuel Ramos, Tara Murlowski, Willie Spaedt, Fil Archuleta and Clarence Krieger were present. Staff present: Cheryl Campbell, Town Administrator; Abby Clabough, Deputy Clerk. Also present were Jerry Forte of Jerry's Upholstery, Ken Craft and Michael Schwartz of Empire State Pizza, Jerry and Herman Naranjo of Naranjo Civil Constructors, Inc and Les Matson of Matson Construction.

### Consent Agenda

- a. Approve Minutes From December 13, 2016 Regular Meeting
- b. Approve Paid Bills
- c. Approve Bills To Be Paid

Fil Archuleta moved and Clarence Krieger seconded to approve Consent Agenda items a – c. 7 Aye. 0 Nay. Motion carried.

### Public Not On The Agenda Invited To Be Heard

There was none.

### Les Matson to Discuss Sale of Property

Mr. Matson is considering the sale of his property at 627 27<sup>th</sup> Street to Naranjo Civil Constructors, Inc. Naranjo is a concrete construction company with 60 employees who do most of their business in the Denver area. Employees would be arriving at the Garden City location around 5:30 a.m., parking in the lot at the corner of 7<sup>th</sup> Avenue and 27<sup>th</sup> Street, and then leaving for jobs in company trucks. Most of the vehicles kept at the 27<sup>th</sup> Street location would be crew cab pickup trucks, although if a piece of construction equipment is not being used on a job site, it would be stored in the yard on the east side of the building.

Attorney Don Hoff explained that the construction company would be a non-conforming use, and that the company would never be allowed to expand or improve the buildings or the lot. The company is currently located at 1863 2<sup>nd</sup> Avenue, which is a much smaller lot and building than the Garden City location.

The Board will consider the issue and respond at a later date.

### Mike Schwartz to Discuss Plans for a New Sign for Empire State Pizza

Wind destroyed the Empire State Pizza sign in December, 2016. The business is having a new projecting sign constructed and the plans from the sign company indicate the size of the sign faces will be larger than allowed in the new Sign Code. On January 9, 2017, Mr. Schwartz informed Town Hall staff that they are changing the sign design to conform with the code.

### Consider Purchase Of 2719 7<sup>th</sup> Avenue For Police Department

Jerry Forte was present to discuss the sale of his property at 2719 7<sup>th</sup> Avenue to the Town for use as a Police Department. Mr. Forte stated that he had a market analysis done that resulted in a value of \$275,000. The block building is 3,300 square feet and includes two offices and a bathroom. Mr.

Forte also stated that there is a lien against the property for taxes, which was incurred by the person who was buying the property from him, and who defaulted on the loan and deeded the property back to Jerry Forte. Fil Archuleta moved and Willie Spaedt seconded to direct the Town Staff to request another market analysis and learn more about the lien. 7 Aye. 0 Nay. Motion carried.

Consider North Forest Office Space of Colorado, LLC proposal For 8<sup>th</sup> Avenue Property

There was no interest from the Board.

Adopt Resolution No. 01-2017 A Resolution Extending The Town Of Garden City's Commercial Revitalization Grant Program For 2017

Fil Archuleta moved and Clarence Krieger seconded to adopt Resolution No. 01-2017 A Resolution Extending The Town Of Garden City's Commercial Revitalization Grant Program For 2017. Roll call vote: Fil Archuleta – Yes, Clarence Krieger – Yes, Terry Greenwood – Yes, Tara Murlowski – Yes, Manuel Ramos – Yes, Willie Spaedt – Yes, Lonelle Archuleta – Yes. 7 Aye. 0 Nay. Motion carried.

Adopt Resolution No. 02-2017 A Resolution Extending The Town Of Garden City Landscape Voucher Program For 2017

Fil Archuleta moved and Clarence Krieger seconded to adopt Resolution No. 02-2017 A Resolution Extending The Town Of Garden City Landscape Voucher Program For 2017. Roll call vote: Terry Greenwood – Yes, Lonelle Archuleta – Yes, Manuel Ramos – Yes, Fil Archuleta – Yes, Clarence Krieger – Yes, Tara Murlowski – Yes, Willie Spaedt – Yes. 7 Aye. 0 Nay. Motion carried.

Adopt Resolution No. 03-2017 A Resolution Extending The Garden City Residential Landscape Improvement And Water Rebate Program For 2017

Fil Archuleta moved and Manuel Ramos seconded to adopt Resolution No. 03-2017 A Resolution Extending The Garden City Residential Landscape Improvement And Water Rebate Program For 2017. Roll call vote: Clarence Krieger – Yes, Willie Spaedt – Yes, Tara Murlowski – Yes, Lonelle Archuleta – Yes, Terry Greenwood – Yes, Fil Archuleta – Yes, Manuel Ramos – Yes. 7 Aye. 0 Nay. Motion carried.

Adopt Resolution No. 04-2017 A Resolution Extending The Town Of Garden City's Single Family Residential Revitalization Grant Program For 2017

Willie Spaedt moved and Tara Murlowski seconded to adopt Resolution No. 04-2017 A Resolution Extending The Town Of Garden City's Single Family Residential Revitalization Grant Program for 2017. Roll call vote: Willie Spaedt – Yes, Tara Murlowski – Yes, Fil Archuleta – Yes, Lonelle Archuleta – Yes, Clarence Krieger – Yes, Manuel Ramos – Yes, Terry Greenwood – Yes. 7 Aye. 0 Nay. Motion carried.

Adopt Resolution No. 05-2017 A Resolution Extending The Garden City Pavement Improvement Grant Program For 2017

Manuel Ramos moved and Clarence Krieger seconded to adopt Resolution No. 05-2017 A Resolution Extending The Garden City Pavement Improvement Grant Program For 2017. Roll call vote: Lonelle Archuleta – Yes, Clarence Krieger – Yes, Manuel Ramos – Yes, Terry Greenwood – Yes, Willie Spaedt – Yes, Tara Murlowski – Yes, Fil Archuleta – Yes. 7 Aye. 0 Nay. Motion carried.

Adopt Resolution No. 06-2017 A Resolution Extending The Garden City Fence Grant Program For 2017

Fil Archuleta moved and Clarence Krieger seconded to Adopt Resolution No. 06-2017 A Resolution Extending The Garden City Fence Grant Program For 2017. Roll call vote: Manuel Ramos – Yes, Terry Greenwood – Yes, Willie Spaedt – Yes, Fil Archuleta – Yes, Lonelle Archuleta – Yes, Clarence Krieger – Yes, Tara Murloswki – Yes. 7 Aye. 0 Nay. Motion carried.

Adopt Resolution No. 07-2017 A Resolution Extending The Garden City Tree Care And Removal Assistance Program For 2017

Fil Archuleta moved and Manuel Ramos seconded to Adopt Resolution No. 07-2017 A Resolution Extending The Garden City Tree Care And Removal Assistance Program For 2017. Roll call vote: Tara Murlowski – Yes, Willie Spaedt – Yes, Manuel Ramos – Yes, Fil Archuleta – Yes, Terry Greenwood – Yes, Lonelle Archuleta – Yes, Clarence Krieger – Yes. 7 Aye. 0 Nay. Motion carried.

Consider Weld County Referral ZPHO16-0010

Fil Archuleta moved and Tara Murlowski seconded to answer ‘no conflicts with our interests’ for Weld County Referral ZPHO16-0010. 7 Aye. 0 Nay. Motion carried.

Consider Weld County Referral ZPHB16-0015

Fil Archuleta moved and Clarence Krieger seconded to answer ‘no conflicts with our interests’ for Weld County Referral ZPHB16-0010. 7 Aye. 0 Nay. Motion carried.

Attorney’s Report

Town Attorney Don Hoff is meeting with Greeley’s City Attorney regarding the water issues on January 4, 2017.

Other Board Issues

Trustee Clarence Krieger stated that he’d like more information on the death of the woman in his yard on December 6, 2017. Town Administrator Cheryl Campbell responded that she’d emailed the Sheriff’s Office and was told that the investigation is ongoing.

Announcements

- a. New Town Hall hours are in effect: Monday – Wednesday 9:00 – 4:00, Thursday 9:00 – 6:00, Friday 9:00 – 12:00.
- b. The Town Hall will be closed on Monday, January 16, 2017 in observance of Martin Luther King Jr. Day.

Adjourn

Since there was no further business, Fil Archuleta moved and Clarence Krieger seconded to adjourn the meeting. 7 Aye. 0 Nay. Motion carried. Mayor Lonelle Archuleta adjourned the meeting at 8:08 p.m.