



Board of Trustees Regular Meeting Minutes

June 17, 2024 at 5:30 PM

Town Hall - 621 27th Street Road, Garden City, CO 80631

Mayor Fil Archuleta and trustees Tim Costello, Alex Lopez, Katherine Rodriguez, and Sam Parsons were present. Trustee Leigh and Gary Sorensen were absent. Staff present: Town Administrator Cheryl Campbell; Police Chief Jeremy Black; Deputy Clerk Lindsay Shoemaker and Public Works Director Brett Bloom; Town Attorney Amy C. Penfold.

Nate Santillanes from the 9th Avenue apartments was present. Robert and Elizabeth Kearney for 2626 8th Ave were present. John Rotherham from Nature's Herbs and Wellness was present.

The Board will consider and may act on the following items:

Consent Agenda

- a. Approve Minutes from June 4, 2024 Regular Meeting
- b. Approve Treasurer's Report from May, 2024
- c. Approve Bills Paid
- d. Approve Bills to be Paid
- e. Approve J&T Consulting LLC invoice in the amount of \$32,195.85

Tim Costello moved, and Katherine Rodriguez seconded to approve the Consent Agenda items a. - e.
5 Aye. 0 Nay. Motion carried.

Public Not on the Agenda Invited to be Heard

There was none.

Grants

- a. Consider BNK REI LLC Pavement Grant Application

Nate Santillanes addressed the Board. The work has already been finished at the property. He has an updated invoice from the company he chose.

Tim Costello moved, and Katherine Rodriguez seconded to approve BNK REI LLC Pavement Grant Application in the amount of \$3,287.25.

5 Aye. 0 Nay. Motion carried.

Public Hearing regarding Ordinance 05-2024 An Ordinance Of The Town Of Garden City, Colorado Adopting By Reference Certain Sections Of The "Greeley Municipal Code"

Mayor Archuleta adjourned the Regular Meeting and opened the Public Hearing at 5:39 pm. There was no public to be heard. Cheryl Campbell gave the staff report. The Hearing Notice was published twice in the newspaper, and the Board was provided the Ordinance in writing twice, including tonight.

Mayor Archuleta adjourned the Public Hearing and reopened the Regular Meeting at 5:40pm.

Ordinances

- a. Adopt Ordinance 05-2024 An Ordinance Of The Town Of Garden City, Colorado Adopting By Reference Certain Sections Of The "Greeley Municipal Code"

Tim Costello moved, and Katherine Rodriguez seconded to adopt Ordinance 05-2024 An Ordinance Of The Town Of Garden City, Colorado Adopting By Reference Certain Sections Of The "Greeley Municipal Code".

Tim Costello, yes. Sam Parsons, yes. Katherine Rodriguez, yes. Fil Archuleta, yes. Alex Lopez, yes.

5 Aye. 0 Nay. Ordinance 05-2024 adopted.

2626 8th Avenue

- a. Reconsider denial of 2626 8th Avenue use by Animal Health International

Elizabeth Kearney represented Robert Kearney as legal counsel. She requested that Board reconsider the June 4th decision to deny the use of 2626 8th Avenue by Animal Health International. Mrs. Kearney advised the Board that Mr. Kearney has renovated the building and it is finally ready for a tenant. She stated that if the Board turns this tenant away, it will be extremely hard to allocate another one anytime soon. Animal Health International is a viable business and Mrs. Kearney stated that it would be a detriment to the Town to turn them away, they will make the town busier and look more alive. The Municipal Code requires retail sales. However it does not state what kind of retail sales. Since Animal Health International is an agricultural business, their sales are tax exempt, but they are still retail sales. They are also walk-in friendly, customers can walk in off the street to purchase items. The Board has concerns about the bus stop on the north side of the property and the high truck volume this will bring to the street. The semis block the entire street at varying times during the day and that could be a problem for law enforcement if an emergency happens. The Board would like to speak with the tenants, Animal Health International. The Kearney's were advised to contact Cheryl for any meetings that may be planned. This item will be revisited at the next Regular Meeting on July 2, 2024.

Approve PTO day for Cheryl Campbell on June 26, 2024

Sam Parsons moved, and Tim Costello seconded to approve PTO day for Cheryl Campbell on June 26, 2024.

5 Aye. 0 Nay. Motion carried.

John Rotherham from Nature's Herbs and Wellness Center and High Plains Strainz regarding Retail Marijuana Hospitality issue

- a. John Rotherham from Nature's Herbs and Wellness Center and High Plains Strainz regarding Retail Marijuana Hospitality issue

John Rotherham, owner of Nature's Herbs and Wellness Center and High Plains Strainz, addressed the Board. He advised the Board that adding a hospitality license will only add the number of dispensaries in the town. Even though it is a different type of license it still brings in the same people. There are four dispensaries in town right now and Mr. Rotherham thinks that if the Board adds another one, it will hurt their sales tax instead of help.

Update on Builder's FirstSource

Ms. Penfold advised the Board about the meeting that happened the week prior. The EPA tests of the water have all been negative for any harmful bacteria. Cheryl has reached out to CDOT and the issue has been directed to the proper office, but the Town has not received any feedback yet. The site visit is still on schedule for June 26 at 10am.

Staff Reports

Town Administrator

Cheryl advised the Board that the Town set record numbers for court revenue. The officers are writing more tickets and that is driving up revenue. Cheryl will attend the CIRSA luncheon on Tuesday. Lindsay will be at the CML conference on Wednesday, and Cheryl will attend on Thursday. The auditors were here last week, and will be in again soon for their last site visit.

Police Chief

Chief Black attended the CACP conference in Estes Park last week. He received 18 hours of training including; legal prosecution, ATF reviews, legislative updates, and natural medicine updates. The shift bid for the officers is ongoing, with McGarry switching to days and Perez and Hewell to swings and nights. Chief will attend the CML conference next week as well. the CJIS audit went well, he will have to change an internal policy, but no other changes.

Public Works Director

Brett advised that the lights have been wired in the Community Center parking lot. Electricity will be directed to the well at the Community Gardens soon. Brett wants to put a fence on the Community Garden property to help with privacy for neighbors. The flowers on 8th Avenue have perked up since the hail storm a few weeks ago. Teddy has been working full time. The crosswalk synchronization is being looked into and will hopefully be fixed soon.

Town Attorney

Ms. Penfold advised the Board that the CORA fee has increased, and an update to our fee schedule will be on the next meeting agenda.

Other Board Issues

Trustee Tim Costello asked about the Driveline Conex box. Cheryl will have answers soon. Cheryl will look into getting a copier in her office. Trustee Sam Parsons will be absent for the July 2 meeting.

Announcements

- a. The CML Annual Conference is Tuesday June 18th through Friday June 21st in Loveland
- b. On June 26, there is a 10am site visit to view drainage issue at 500 27th Street

Adjourn

Since there was no further business, Tim Costello moved, and Katherine Rodriguez seconded to adjourn the meeting.

5 Aye. 0 Nay. Motion carried.

Mayor Fil Archuleta adjourned the meeting at 7:08pm.