

**City of Dacono
City Council Meeting Minutes
Monday, September 26, 2022**

Meeting called to order at 6:00 PM

Members Present Doris Crespo
Adam Morehead, Mayor
Kevin Plain
Jim Turini
Kathryn Wittman

Members Absent Jackie Thomas, excused
Danny Long, excused

Staff Present AJ Euckert, City Manager
Valerie Taylor, City Clerk
Jennifer Krieger, Community Development Director
Mark Doering, Senior Planner
Kathleen Kelly, City Attorney
Lisa Fuller, Accounting Technician

Presentations and Proclamations

None

Public Comment on Issues Not Scheduled on Agenda *(Any documents presented to City Council at the meeting will be kept in the City Clerk's office and will be available for viewing.)*

None

Consent Agenda

- a. *Minutes of the September 12, 2022 Regular Meeting.
- b. *Accounts Payable dated September 26, 2022 in the amount of \$351,044.10.
- c. *Approval of Resolution 22-66, approving a Notice of Award and Contract Agreement with L.G. Everist, Inc for the Holly Road Base Project.
- d. *Approval of Resolution 22-67, approving an agreement with Basis Partners for engineering services.
- e. *Approval of Resolution 22-68, approving an agreement with Envirotech Services for dust control.
- f. *Approval of Resolution 22-69, approving an amendment to the Employee Personnel Manual to allow PTO to be used to supplement temporary total disability pay.
- g. *Approval of Resolution 22-73, approving an agreement with Direct Discharge Consulting, LLC for professional Water Operator in Responsible Charge Services.

Council Member Plain moved to approve the consent agenda as presented. The vote was unanimous with Mayor Morehead declaring the motion carried.

General Business

- A. ***Public hearing and approval of Resolution 22-70, approving a Site Plan and Development Agreement for Vivid II Workshops.**
Mayor Morehead opened the public hearing.

Brian Ojala, Entasis Group - 1501 W 124th Ave., Suite 100, Westminster, CO 80234 was sworn in by City Clerk Valerie Taylor and gave a brief presentation.

Senior Planner Mark Doering asked that the following be entered into the Public Record: Application for Site Plan, Site Plan Narrative, Site Plan dated July 22, 2022, Dacono Municipal Code and Zoning Map, and Staff report dated September 13, 2022. He then presented his report.

Mayor Morehead asked if they would own and lease the units. Mr. Ojala stated that they would be leased and managed by the management company that he owns. Mayor Morehead asked if there would be inside storage. Mr. Ojala stated that the units would be used for office space and there will not be any semi-truck deliveries.

Council Member Wittman said there is no outside storage allocated on the property. Mr. Ojala stated there will not be any outside storage allowed.

Council Member Turini asked when the project would start. Mr. Ojala stated they would like to have it up and running within a year.

With no further comments, Mayor Morehead closed the public hearing.

Council Member Wittman moved to approve Resolution 22-70, approving a Site Plan and Development Agreement for Vivid II Workshops. The vote was unanimous with Mayor Morehead declaring the motion carried.

B. *Public hearing and approval of Resolution 22-71, approving a Final Plat and Subdivision Agreement for Sweetgrass Filing No. 5.

Mayor Morehead opened the public hearing.

Steve Rane with Community Development Group, 2500 Arapahoe Road, Suite 220, Boulder, CO 80302 was sworn in by City Clerk Valerie Taylor and gave a brief presentation.

Community Development Director Jennifer Krieger asked that the following be entered into the Public Record: Staff report dated September 26, 2022, Dacono Municipal Code, Final Plat dated July 5, 2022, Application and supporting documents, Soil Vapor Investigation dated July 14, 2022, prepared by ERO and Methane Monitoring Program dated July 2, 2021 prepared by CTL Thompson and then presented her report.

With no further comments, Mayor Morehead closed the public hearing.

Council Member Wittman moved to approve Resolution 22-71, approving a Final Plat and Subdivision Agreement for Sweetgrass Filing No. 5. The vote was unanimous with Mayor Morehead declaring the motion carried.

C. *Public hearing and approval Ordinance 933, rezoning certain property within the proposed Ridge Lands Subdivision, on first reading; and approval of Resolution 22-72, approving a Preliminary Plat and Preliminary Development Plan for the Ridge Lands Subdivision.

Mayor Morehead opened the public hearing.

Adam Mitchell, Director of Real Estate for Drapac Capital Partners, 1031 Marietta Street NW, Suite A, Atlanta, GA 30318 was sworn in by City Clerk Valerie Taylor and gave a brief presentation.

Senior Planner Mark Doering asked that the following be entered into the Public Record: Ridge Lands Preliminary Development Plan dated 7/26/2022, Ridge Lands Preliminary Plat dated July 27, 2022, PUD Rezoning Application and Application Narrative, Petition for Rezoning, Dacono Municipal Code and Zoning Map, Staff report dated September 13, 2022. Development and Vesting Agreement Ridge Lands Subdivision, approved by City Council Resolution 19-68 and Referral Letter from St. Vrain School District. He then presented his report.

Council Member Turini asked if any of the multi housing would be considered affordable housing.

Mayor Morehead asked if all the units will be purchased. Mr. Mitchell stated that they are going to sell the property to a developer, they are looking at builders that are for sale builders.

Mayor Morehead stated that he would like to see amenities for the residents. Mr. Mitchell stated that the park will have playground equipment.

Mayor Morehead stated that with construction traffic, he hopes they have a phased plan so they are not driving through developed areas for safety reasons.

Jeanne Ross, resident of 525 Short Dr., was sworn in by City Clerk Valerie Taylor and asked what price point they were looking at and when the future access points were going to be developed. She asked Council about any plans to expand Highway 52. Mayor Morehead stated there are plans to widen Highway 52; it will be widened from Highway 119 to Hudson.

Mr. Mitchell stated they are not going to be building the homes or developing the property. He believes the homebuilder will try to bring in affordable homes. Mesa Ridge will hopefully start going and the access will go through there and the Katelyn Street access will be built at the start of the project.

Mark stated that he could not speak to the specifics of the access to the west or the south, until those subdivisions come in to develop.

Michelle Rogers, resident of 3391 Linden Cir., was sworn in by City Clerk Valerie Taylor. She voiced her concerns about not having enough schools and that York Street needs paved. She also asked who sets the school boundaries and who do we talk to about getting a high school in Dacono.

Mr. Mitchell stated that they received a letter from the school district that stated they did not exceed capacity and they would have to pay cash in lieu. Mark stated they would not want land dedicated to the school district on this property but would want a cash in lieu paid.

With no further comments, Mayor Morehead closed the public hearing.

Council Member Crespo moved to approve Ordinance 933, rezoning certain property within the proposed Ridge Lands Subdivision, on first reading. The vote was unanimous with Mayor Morehead declaring the motion carried.

Council Member Plain moved to approve Resolution 22-72, approving a Preliminary Plat and Preliminary Development Plan for the Ridge Lands Subdivision. The vote was unanimous with Mayor Morehead declaring the motion carried.

Staff Reports

AJ Euckert – He stated the Weld County Dinner is tomorrow night at 5:30. There will be a Planning Commission meeting tomorrow night. The October 5th URAD meeting is cancelled. The Budget work session scheduled on October 18 will be postponed. There will be a pavement analysis done on the existing streets, paving York and Grandview will be a priority. By putting road base on Holly Street (Weld County Road 15) it will buy it some extra life until we can get it paved. CWCWD treats our water and they are proposing some significant increases, we have a rate study that has to be accelerated due to that. There will be discussion on how a rate increase will affect our residents.

Jennifer Krieger – no report.

Brian Skaggs – not present.

Kathleen Kelly – no report.

Valerie Taylor – no report.

Kelly Stroh – not present.

Kaylin Miller – not present.

Mark Doering – no report.

Council Members

Doris Crespo – no report.

Danny Long – not present.

Kevin Plain – no report.

Adam Morehead – no report.

Jackie Thomas – not present.


Jim Turini – no report.

Kathryn Wittman – no report.

Adjournment:


With no further business to be discussed, the meeting was adjourned at 7:30 PM.

Approved this 10th day October of, 2022.



Adam Morehead, Mayor

Attest:



Valerie Taylor, City Clerk