

MINUTES
TOWN OF HUDSON TOWN COUNCIL
REGULAR MEETING
January 2, 2019 - 6:00 P.M.

PLEDGE OF ALLEGIANCE

CALL TO ORDER AND ROLL CALL

Mayor Haynes called the meeting to order at 6:01 p.m.

ROLL CALL

Mayor, Laura Hargis – Present
Mayor Pro-Tem, Maria Chavez – Present
Councilmember, Candace Nolf – Present
Councilmember, Joe Hammock – Present
Councilmember, Dwayne Haynes – Present
Councilmember, Sarah Stadler – Present
Councilmember, Daniel Warren - Present

Charity Young, Town Clerk, took roll call and (7) Councilmembers were present.

Town Staff Present:

Town Manager – Guy Patterson
Town Clerk – Charity Young
Town Marshal – Brent Flot
Town Planner – Sayre Brennan
Public Works and Utilities Director – Hunter Fobare

ADDITIONS TO AGENDA

Swearing in of New Hudson Town Council

CITIZEN'S COMMENTS

None

1) CONSENT AGENDA

(Consent Agenda Items are considered routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda Items unless a Councilmember or Citizen so requests, in which case the items may be removed from the Consent Agenda and considered at the end of the Regular Agenda.)

- a. Town Council Meeting Minutes, December 5, 2018
- b. Payment of Bills

Councilmember Chavez made a motion, seconded by Councilmember Stadler to approve the Consent Agenda.

The vote was as follows:

Aye: Councilmembers Stadler, Chavez, Nolf, Hammock, Warren, Haynes and Mayor Hargis.

Nay - None

Mayor Hargis declared the motion carried.

2) GENERAL BUSINESS

a. **Appointment of Mayor Pro-Tem**

Councilmember Hammock made a motion, seconded by Councilmembers Stadler and Haynes to appoint Maria Chavez to Mayor Pro-Tem.

The vote was as follows:

Aye: Councilmembers Stadler, Nolf, Warren, Hammock, Haynes, Chavez and Mayor Hargis.

Nay – None

Mayor Hargis declared the motion carried.

b. **Appointment of Ex-Officio Planning Commissioners:** Councilmember Stadler and Councilmember Warren volunteered to sit as Ex-Officio Planning Commissioners.

Council voted to appoint Councilmember Stadler and Councilmember Warren as Ex-Officio Planning Commissioners.

The vote was as follows:

Aye: Councilmembers Stadler, Nolf, Warren, Hammock, Haynes, Chavez and Mayor Hargis.

Nay – None

Mayor Hargis declared the motion carried.

c. **RESOLUTION 19-01: A RESOLUTION ESTABLISHING A DESIGNATED PUBLIC PLACE FOR THE POSTING OF MEETING NOTICES AS REQUIRED BY THE COLORADO OPEN MEETINGS LAW.**

Corey Hoffmann, Town Attorney, reported that every government entity in the state must adopt a resolution every year as to where they post their meeting notices.

Guy Patterson, Town Manager reported that this resolution is verbatim, as the past couple of years.

Councilmember Stadler made a motion, seconded by Councilmember Chavez to approve Resolution 19-01: a resolution establishing a designated public place for the posting of meeting notices as required by the Colorado open meetings law.

The vote was as follows:

Aye: Councilmembers Stadler, Nolf, Chavez, Haynes, Hammock, Warren and Mayor Hargis.

Nay – None

Mayor Hargis declared the motion carried.

- d. **ORDINANCE 19-01: AN ORDINANCE AMENDING THE HUDSON MUNICIPAL CODE BY THE ADDITION THERETO OF A NEW ARTICLE 18 OF CHAPTER 2 ENTITLED HUDSON RECREATION COMMITTEE. SECOND READING.**

Guy Patterson, Town Manager, reported that this is a continuation of the ordinance to put in a new recreation committee. He reported that the numbers were changed from the first reading since it will be passed in 2019 the number is 19-01.

Councilmember Stadler made a motion, seconded by Councilmember Chavez to approve Ordinance 19-01, an ordinance amending the Hudson Municipal Code by the addition thereto of a new article 18 of chapter 2 entitled Hudson Recreation Committee.

The vote was as follows:

Aye: Councilmembers Nolf, Stadler, Chavez, Haynes, Warren, Hammock and Mayor Hargis.

Nay - None

Mayor Hargis declared the motion passed.

- e. **ORDINANCE 19-02: AN ORDINANCE REZONING CERTAIN PROPERTY FROM COMMERCIAL ONE (C-1) TO RESIDENTIAL TWO (R-2). SECOND READING. PUBLIC HEARING**

Mayor Hargis opened the public hearing at 6:08 pm.

Sayre Brennan, Town Planner, reported that the applicant submitted an application to re-zone 3 parcels along 5th Avenue from commercial one to residential two. They have three residences on that property. This will allow uses by right for non-conforming use. Planning Commission recommended unanimously to approve it.

Councilmember Haynes asked if this is stepping down in zoning.

Sayre Brennan reported that is correct. In addition to having non-conforming uses, the owners are also having issues transacting the property.

Mayor Hargis closed the public hearing at 6:10pm.

Councilmember Haynes made a motion, seconded by Councilmember Hammock to approve Ordinance 19-02, an ordinance rezoning certain property from commercial one (C-1) to residential two (R-2).

The vote was as follows:

Aye: Councilmembers Nolf, Stadler, Chavez, Haynes, Warren, Hammock and Mayor Hargis.
Nay - None
Mayor Hargis declared the motion passed.

- f. **RESOLUTION 19-02: A RESOLUTION MAKING CERTAIN FINDINGS OF FACT REGARDING THE PROPOSED ANNEXATION OF PARCELS OF LAND TO THE TOWN OF HUDSON, COLORADO, KNOWN AS THE MEADOW RIDGE HOLDINGS, LLC ANNEXATION.**

Corey Hoffman, Town Attorney, reported this resolution and the following three ordinances are regarding the Meadow Ridge Holdings LLC annexation. The Town recommends Council to continue it to the January 16th meeting. The ordinance annexing and rezoning the property the Town recommends approval of first reading, so you can get to the public hearing on January 16th. One of the items in executive session is some of the deal terms on the annexation.

Councilmember Haynes made a motion, seconded by Councilmember Hammock to continue Resolution 19-02: A resolution making certain findings of fact regarding the proposed annexation of parcels of land to the Town of Hudson, Colorado, known as the Meadow Ridge Holdings, LLC annexation to the January 16, 2019 meeting.

The vote was as follows:

Aye: Councilmembers Stadler, Haynes, Chavez, Nolf, Warren, Hammock and Mayor Hargis
Nay – None
Mayor Hargis declared the motion passed.

g. **ORDINANCE 19-03: AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF CONTIGUOUS UNINCORPORATED TERRITORY IN WELD COUNTY (PARCEL 1 OF THE MEADOW RIDGE HOLDINGS, LLC). FIRST READING**

Corey Hoffmann reported that it takes two readings to adopt an ordinance. This is what is known as a serial annexation. In order to establish the 1/6 contiguity, it must be in two parts.

Councilmember Chavez made a motion, seconded by Councilmember Hammock to approve Ordinance 19-03: an ordinance approving and accomplishing the annexation of contiguous unincorporated territory in Weld County (Parcel 1 of the Meadow Ridge Holdings, LLC). First reading.

The vote was as follows:

Aye: Councilmembers Stadler, Haynes, Chavez, Nolf, Hammock, Warren and Mayor Hargis

Nay – None

Mayor Hargis declared the motion passed.

h. **ORDINANCE 19-04: AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF CONTIGUOUS UNINCORPORATED TERRITORY IN WELD COUNTY (PARCEL 2 OF THE MEADOW RIDGE HOLDINGS, LLC). FIRST READING**

Councilmember Stadler made a motion, seconded by Councilmember Nolf to approve Ordinance 19-04: an ordinance approving and accomplishing the annexation of contiguous unincorporated territory in Weld County (parcel 2 of the Meadow Ridge Holdings, LLC). First reading.

The vote was as follows:

Aye: Councilmembers Stadler, Haynes, Chavez, Hammock, Warren, Nolf and Mayor Hargis

Nay – None

Mayor Hargis declared the motion passed.

i. **ORDINANCE 19-05: AN ORDINANCE ZONING THE NEWLY ANNEXED MEADOW RIDGE HOLDINGS, LLC ANNEXATION. FIRST READING.**

Councilmember Warren asked why the planning commission recommended zoning it as commercial-2 instead of industrial.

Sayre Brennan reported that the comprehensive plan allows for this land use as agricultural and an overlay of commercial. Industrial is not contemplated in that area. Commercial 2 would still allow for some of the land uses that the applicant is requesting.

Councilmember Haynes made a motion, seconded by Councilmember Stadler to approve Ordinance 19-05: an ordinance zoning the newly annexed Meadow Ridge Holdings, LLC. First reading.

The vote was as follows:

Aye: Councilmembers Stadler, Hargis, Chavez, Nolf, Hammock, Warren and Mayor Hargis

Nay – None

Mayor Hargis declared the motion passed.

- j. **RESOLUTION 19-03: A RESOLUTION APPROVING THE MINOR SUBDIVISION FOR THE HUDSON LOCKERS PROPERTY LOCATED AT 621 CEDAR STREET.**

Sayre Brennan reported Hudson Lockers submitted a site plan approval on February 14th to planning commission. They are building over a lot line. They are going to combine the lot lines together, so he can move forward with his building permit application.

Councilmember Chavez made a motion, seconded by Councilmember Hammock to approve Resolution 19-03: a resolution approving the minor subdivision for the Hudson Lockers property located at 621 Cedar Street.

The vote was as follows:

Aye: Councilmembers Stadler, Haynes, Chavez, Hammock, Warren, Nolf and Mayor Hargis

Nay – None

Mayor Hargis declared the motion passed.

k. **RESOLUTION 19-04: A RESOLUTION APPROVING THE SITE PLAN FOR THE HUDSON LOCKERS PROPERTY LOCATED AT 621 CEDAR STREET.**

Sayre Brennan reported that this site plan was approved back on February 14 by planning commission and never made it to Town Council.

Councilmember Chavez made a motion, seconded by Councilmember Haynes to approve Resolution 19-04: A resolution approving the site plan for the Hudson Lockers property located at 621 Cedar Street.

The vote was as follows:

Aye: Councilmembers Hammock, Stadler, Haynes, Chavez, Warren, Nolf and Mayor Hargis

Nay – None

Mayor Hargis declared the motion passed.

l. **RESOLUTION 19-05: A RESOLUTION APPROVING THE MINOR SUBDIVISION REPLAT OF LOT 1, AND APPROVING THE ROADWAY DEDICATION AGREEMENT BETWEEN THE TOWN AND WELD COUNTY RE-3J.**

Sayre Brennan reported that RE-3J is looking to put their administrative headquarters and a soccer field here in Town. The way to do that is to go through the subdivision process. The site plan for the administrative offices was approved by the Planning Commission. This is approving the minor subdivision and approving the roadway dedication.

Corey Hoffmann reported that if you recall the issues of what the school can and can't do with their land use came up. When they do a new facility, they do not have to go through the land use process. When they create new lots, they must ensure there is adequate infrastructure. This will create the lots and install the infrastructure for their new facilities.

Councilmember Stadler made a motion, seconded by Councilmember Chavez to approve Resolution 19-05: a resolution approving the minor subdivision replat of lot 1, and approving the roadway dedication agreement between the Town and Weld County RE-3J.

The vote was as follows:

Aye: Councilmembers Stadler, Haynes, Chavez, Nolf, Warren, Hammock and Mayor Hargis

Nay – None

Mayor Hargis declared the motion passed.

- m. **ORDINANCE 19-06: A CORRECTED ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF CONTIGUOUS UNINCORPORATED TOWN-OWNED PROPERTY LOCATED IN WELD COUNTY. FIRST READING.**

Corey Hoffmann reported that when BNSF arranged the conveyance of the property to the Town. They gave us the legal description for the property of the Town included a portion of the property that was already in the Town. This is correcting the legal description.

Councilmember Haynes made a motion, seconded by Councilmember Hammock to approve Ordinance 19-06: a corrected ordinance approving and accomplishing the annexation of contiguous unincorporated Town-owned property located in Weld County. First Reading.

The vote was as follows:

Aye: Councilmembers Stadler, Haynes, Warren, Hammock, Nolf, Chavez and Mayor Hargis

Nay – None

Mayor Hargis declared the motion passed.

3) STAFF REPORTS

Guy Patterson, Town Manager, reported that he included a news release showing who is running what at the county level. For the two new members I provide a report from the state executive summary that provides a snapshot of what is happening in the regional area economically. We have a meeting set up in the next couple days with Pioneer. Welcome to the two new members.

Corey Hoffmann, Town Attorney, reported that the Seattle Washington law firm that is representing the Town of Hudson in the opioid litigation is very close to completing the complaint.

Hunter Fobare, Public Works and Utilities Director, reported that they have resurfaced all the planters around Town. He reported that they are working on the south side park and keeping up with the day to day stuff.

Brent Flot, Town Marshal, reported that they are working on the 2018 stat report and it will be ready in about a month. There was a meeting on the fatal accident that occurred on I-76. During the meeting they came to some conclusions on what needs to be done to prevent it in the future. One new police car has arrived as expected. He reported that they have 4 applications for the Deputy Marshal position so far.

Sayre Brennan, Town Planner, thanked Councilmember Warren and Councilmember Stadler for being Ex-Officio Planning Commissioners. He reported that for next week's planning commission meeting Meadow Ridge Holdings LLC has submitted a sketch plan, which is their first attempt at a site plan.

Councilmember Chavez reported that the next recreation committee meeting will be held on January 7th and she thanked the council for nominating her to be Mayor Pro-Tem.

Mayor Hargis asked how the search for new electric signs was coming along and stated that she would like to get some paperwork together on an ordinance to have conduit installed every time roadwork is done.

5) CITIZEN'S COMMENTS

None

6 EXECUTIVE SESSION

1. Pursuant to Section 3.12 (1)(a) of the Town of Hudson Home Rule Charter to determine a position relative to issues subject to negotiation, to receive reports on negotiation progress and status, to develop strategy, and to instruct negotiators.
2. Pursuant to Section 3.12(1)(e) of the Town of Hudson Home Rule Charter for personnel matters except if the employee who is the subject of the session has requested an open meeting, or if the personnel matter involves more than one employee, all the employees have requested an open meeting.

Councilmember Chavez made a motion, seconded by Councilmember Haynes to enter executive session.

The vote was as follows:

Aye: Councilmembers Stadler, Nolf, Warren, Haynes, Chavez, Hammock and Mayor Hargis

Nay – None

Mayor Hargis declared the motion passed.

Council exited executive session at 6:49pm.

ADJOURNMENT

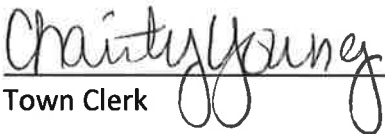
The meeting adjourned at approximately 6:50 pm.

TOWN OF HUDSON, COLORADO



Mayor

ATTEST



Town Clerk

