

MINUTES
TOWN OF HUDSON TOWN COUNCIL
REGULAR MEETING
July 17, 2019 - 6:00 P.M.

PLEDGE OF ALLEGIANCE

CALL TO ORDER AND ROLL CALL

Mayor Pro Tem Chavez called the meeting to order at 6:00 p.m.

ROLL CALL

Mayor, Laura Hargis – Absent
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 Campfield, Town Clerk, took roll call and (6) Councilmembers were present.

Town Staff Present:

Town Manager – Guy Patterson
Town Clerk – Charity Campfield
Town Planner – Sayre Brennan
Interim Town Marshal – Mike Maudlin

ADDITIONS TO AGENDA

None

CITIZEN'S COMMENTS

Tami Botelho, 442 Birch St, reported that the crosswalk on Highway 52 is not effective and she does not see the Marshal's patrol it at all. She also reported that she was almost hit by a Town vehicle and is not happy with the Town's image being disgraced that way.

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, July 3, 2019
- b. Pit Stop Liquors change in management application

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

The vote was as follows:

Aye: Councilmembers Stadler, Nolf, Hammock, Haynes, Warren and Mayor Pro Tem Chavez.
Nay - None
Mayor Pro Tem Chavez declared the motion carried.

2) PRESENTATION: FY -2018 Audit Report

Hinkle and Company along with the Town's accountant Lorraine Trotter presented on the findings for the Audit report on fiscal year 2018.

3) GENERAL BUSINESS

a. ORDINANCE NO 19-14: AN ORDINANCE REZONING CERTAIN PROPERTY TO COMMERCIAL TWO DISTRICT (C-2). SECOND READING, PUBLIC HEARING

Mayor Pro Tem Chavez opened the hearing at 6:21 pm

Sayre Brennan, Town Planner, reported that the Town of Hudson is seeking to rezone that portion of 7th Ave. between Hudson Dr. and Birch St. from B to C-2 that was vacated under Ordinance No. 19-12. The stated purpose of the rezoning request is to provide zoning consistency for the newly plated Farm and Home Lumber Replat.

Mayor Pro Tem Chavez closed the public hearing at 6:23 pm

Councilmember Nolf made a motion, seconded by Councilmember Hammock to approve Ordinance No 19-14: an ordinance rezoning certain property to commercial two district (C-2).

The vote was as follows:

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

b. ORDINANCE NO. 19-15: AN ORDINANCE VACATING CHEMTECH AVE. SECOND READING, PUBLIC HEARING.

Mayor Pro Tem Chavez opened the public hearing at 6:24 pm.

Sayre Brennan, Town Planner, reported that BSNF would like to increase flexibility within in its logistics center by vacating Chemtech Ave. To this end, BNSF and C&MI have entered into a private access easement agreement for the benefit of Lot 6 / C&MI on the western edge of BNSF's logistics center thereby negating the need for Chemtech Ave. and freeing up more developable land for BNSF.

Lacey Krieger, BNSF, reported that they are working on an executed easement agreement with C&MI. She reported that their attorney's have given the agreement to C&MI's legal counsel and are waiting to receive it back from them.

Courtney Monahan, 5198 WCR 49, reported that the working being done by BNSF is shaking his house apart and that he is not happy with all the traffic from RD 47 being re-routed down RD 49.

Corey Hoffman, Town Attorney, reported that this must be a conditional approval until we have the executed agreement.

Mayor Pro Tem Chavez closed the public hearing at 6:31 pm.

Councilmember Stadler made a motion, seconded by Councilmember Hammock to conditionally approve Ordinance No: 19-15: an ordinance vacating Chemtech Ave.

The vote was as follows:

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

Nay - None

Mayor Pro Tem Chavez declared the motion passed.

c. **ORDINANCE NO. 19-16: AN ORDINANCE VACATING A PORTION OF LCH AVE. SECOND READING, PUBLIC HEARING**

Mayor Pro Tem Chavez opened the public hearing at 6:32 pm.

Sayre Brennan, Town Planner, reported that LCH Ave. was plated in October 2018 by BNSF with the recording of Logistics Center Hudson Filing No. 1 Minor Subdivision – Final Plat. When LCH Ave. was plated, it was assumed that the Town of Hudson still had right-of-way to construct LCH Ave. within a preexisting easement. However, this easement is for utility purposes only and a portion of LCH Ave. could not be constructed as plated. Here, BNSF is looking to replat and move LCH Ave. further to the east, but in order to do so, BNSF must first vacate a 0.047-acre portion of LCH Avenue's right-of-way to realign the roadway

Mayor Pro Tem Chavez closed the public hearing at 6:35 pm.

Councilmember Haynes made a motion, seconded by Councilmembers Stadler to conditionally

approve Ordinance No 19-16, an ordinance vacating a portion of LCH Ave.

The vote was as follows:

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

Nay - None

Mayor Pro Tem Chavez declared the motion passed.

d. **RESOLUTION NO. 19-28: A RESOLUTION APPROVING THE LOGISTICS CENTER HUDSON FILING NO 1 REPLAT.**

Sayre Brennan, Town Planner, reported that BNSF is looking to use the replat Logistics Center Hudson Filing No. 1 as the instrument that vacates and moves a portion of LCH Ave. further to the east and vacates Chemtech Ave. In short, approving the replat of Logistics Center Hudson Filing No. 1 Minor Subdivision – Final Plat will allow the Applicant to accomplish these vacations and relocation.

Councilmember Haynes made a motion, seconded by Councilmember Hammock to conditionally approve Resolution No. 19-28: A resolution approving the Logistics Center Hudson filing no 1 replat.

The vote was as follows:

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

Nay - None

Mayor Pro Tem Chavez declared the motion passed.

e. **ORDINANCE NO. 19-17: AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR THE LOGISTICS CENTER HUDSON PLANNED DEVELOPMENT DISTRICT (PD), AND APPROVING AN AMENDMENT TO THE PLANNED DEVELOPMENT PLAN FOR THE LOGISTICS CENTER HUDSON. SECOND READING, PUBLIC HEARING.**

Mayor Pro Tem Chavez opened the public hearing at 6:39 pm.

Sayre Brennan, Town Planner, reported that the Town of Hudson has an application from BNSF to modify the existing Planned Development (PD) Plan for the Logistics Center Hudson. The reason behind the requested zoning modification is that one of the originally platted streets, LCH Ave., was placed on an adjoining property owner's property not owned by BNSF. BNSF is now modifying their previously approved PD Plan to reflect their updated roadway network plan and to move LCH Ave. off the adjoining property owner's property.

Mayor Pro Tem Chavez closed the public hearing at 6:41 pm.

Councilmember Stadler made a motion, seconded by Councilmember Nolf to conditionally approve Ordinance No. 19-17: an ordinance approving a zoning map amendment for the Logistics Center

Hudson planned development district (PD), and approving an amendment to the planned development plan for the Logistics Center Hudson.

The vote was as follows:

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

Nay - None

Mayor Pro Tem Chavez declared the motion passed.

- f. **ORDINANCE NO. 19-19: AN ORDINANCE REVISING CHAPTER 16, ARTICLE 4, OF THE HUDSON MUNICIPAL CODE TO ESTABLISH STANDARDS FOR PERMITTED ACCESSORY DWELLING UNITS. FIRST READING.**

Sayre Brennan, Town Planner, reported that Town Council directed staff to work with Planning Commission in regards to adding an Accessory Dwelling Unit (ADU) section to the Land Development Code. Planning Commission believes that ADU's are a good idea for Hudson and worked with staff over three meetings to include information related to size, room limitations, parking, special review requirements, utility connections, etc...At the 07/03/2019 Town Council Meeting, Council directed staff to bring an ADU Ordinance to the Council for adoption.

Councilmember Stadler made a motion, seconded by Councilmember Warren to approve Ordinance No. 19-19, an ordinance revising chapter 16, article 4, of the Hudson Municipal Code to establish standards for permitted accessory dwelling units.

The vote was as follows:

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

Nay - None

Mayor Pro Tem Chavez declared the motion passed.

- g. **ORDINANCE NO. 19-18: AN ORDINANCE REPEALING ORDINANCE NO. 19-01, SERIES OF 2019, AND CREATING ARTICLE 19 OF CHAPTER 2 OF THE HUDSON RECREATION COMMITTEE, SECOND READING. PUBLIC COMMENT**

Corey Hoffmann, Town Attorney, reported that this is clean up from it being written incorrectly the first time.

Councilmember Nolf made a motion, seconded by Councilmember Hammock to approve Ordinance No. 19-18, an ordinance repealing ordinance no. 19-01, series of 2019, and creating article 19 of

chapter 2 of the Hudson Municipal Code to establish the Hudson Recreation Committee.

The vote was as follows:

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

Nay - None

Mayor Pro Tem Chavez declared the motion passed.

4) STAFF REPORTS

Guy Patterson, Town Manager, reported that he has issued CORA requests to 6 agencies about the Elm Street fire. He also asked council to choose which members want to be involved in the Chief interviews. He reported that Matt is working on the yard assistance programs and that Sayre has resigned from the Town. He reported that he is going to speak to public works about the potholes in Hudson Hills.

Corey Hoffmann, Town Attorney, reported that he is still working with the attorneys in Seattle on the opioid litigation.

Charity Campfield, Town Clerk, reported that she and Deputy Town Clerk Heather Meierkort completed their week of training at institute.

Sayre Brennan, Town Planner, reported that he has resigned from his position with the Town.

Mike Maudlin, Interim Town Marshal, reported that they have sold three vehicles through CML and he is working on finishing up some policies and procedures.

Candace Nolf, Councilmember, reported that she is grateful for the Town issuing the weed code.

Joe Hammock, Councilmember, reported that he attended the fireboard meeting. He stated they swore in a new fireman, and the Mom of the fireman gave another speech. He reported that the Chief will not man a station on the other side of the tracks.

Dwayne Haynes, Councilmember, reported that the house on Highway 52 needs to be cleaned up.

Sarah Stadler, Councilmember, reported that the cornhole and horseshoe games have been great on Mondays.

Maria Chavez, Mayor Pro Tem, reported that the basketball court looks awesome and asked when the old Town Hall was being demolished.

5) CITIZEN'S COMMENTS

Robert Hollister, 329 Birch St, thanked council for their vote on Ordinance No. 19-19.

ADJOURNMENT

The meeting adjourned at approximately 7:06 pm.



ATTEST

Charity Campbell
Town Clerk

TOWN OF HUDSON, COLORADO

[Signature]
Mayor Pro Tem

