

## **Niwot Local Improvement District Advisory Committee**

Tuesday, September 4, 2018  
Mt. View Fire and Rescue Station  
8500 Niwot Road  
Niwot, CO

**Present:** Laura Skaggs, Carrie Wise, Scott Firlie, Bruce Rabeler, Anne Postle, Jay Champion, Jim Eastman, Biff Warren, Harris Faberman

**Guests:** Pat Murphy, Tim Wise

**Staff:** Mark Ruzzin

### **Call to Order:**

Laura called the meeting to order at 7:00 p.m.

### **Approval of Meeting Minutes:**

There were no meeting minutes for the board to consider.

### **Treasurer's Report:**

Mark provided the spreadsheet of the funding requests that have been approved through August 2018. Through August 2018, the board has spent \$22,104 more than its approved budget of \$132,854. Mark reminded the board that it is typical for the board to request a budget supplemental in the fall of the year, to ensure that the LID has the necessary funds available to reimburse for the projects and events that it approves.

At the August LID meeting several board members had inquired about the current status of the LID's reserve; Mark asked county Budget Office staff to research that number, and after the 2017 books were closed, the LID reserve stood at \$135,470.

Mark noted that he will work to get a meeting set up with Bruce, Harris, and Dawn Bashford-Page of the county Budget Office, to discuss the transition of Bruce to the role of LID treasurer, as was discussed at the August meeting.

### **Funding Requests:**

#### **1. Niwot Business Association – Halloween 2018 – \$3,335**

Pat Murphy presented the funding request on behalf of the Niwot Business Association. The event includes a variety of activities to celebrate Halloween, including trick or treating, a haunted house, a petting zoo, magic show, and music. Activities will take place both along Second Avenue and in Cottonwood Square, on Saturday, October 27, with the event looking a lot like it has in past years. In 2017, approximately 1,000 people attended the festivities.

The funding request is asking for about \$800 more in 2018 than in 2017. This is to cover the cost of the petting zoo, which Pat has paid for in past years, and the liability insurance that is needed for the event.

**ACTION:** On a motion from Anne, seconded by Jay, the board voted unanimously to APPROVE the funding request of \$3,335; Biff abstained from the vote, as the Left Hand Valley Courier will receive advertising revenues from the event.

**New Business/Old Business:**

The board discussed the fact that the LID's November meeting will fall on Election Day, and agreed to move the meeting to Tuesday, Nov. 13, beginning at 7:30pm.

The board had a discussion about electing board officers. Carrie will not be running for a position, as her term ends in February 2019; Jay is in this same position. Jim, Biff, and Harris's terms end in February 2021. Jim noted that while he will not be in attendance at the October meeting, he is willing to continue serving as board vice chair, unless others are interested.

Mark acknowledged that the work item to clean up the LID by-laws still needs to be completed. This effort will be looking at length of terms, term limits for service on the board, and clarifying that terms run through the end of February of the year.

The board discussed members' interest in serving in the board leadership positions. Laura expressed her interest in continuing to serve as board chair, also unless others are interested. She would also be happy to serve in a less visible role. Jay noted that his work schedule makes it difficult for him to commit time to the LID outside of attending monthly meetings.

The board spent some time discussing the various roles and responsibilities of the leadership positions, and how the positions support the board's work. Everyone agreed to continue thinking about the leadership positions and their interest in serving in a leadership role, with the expectation that the board officers will be elected at the October meeting.

Mark mentioned that Catherine McHale would like to attend the October meeting to provide the board with an update on her work, and also attend the November meeting to begin discussing her 2019 work plan.

Mark informed the board that Chuck Klueber will be bringing the Second Avenue Tree project to the LID for consideration at the October meeting. The board spent some time discussing the first tree project, and if any concerns have been discussed by the county Historic Preservation Advisory Board. Carrie has advised Chuck to check in with Denise Grimm and HPAB regarding this new proposal. Bruce suggested that in addition to the mechanics of planting trees on Second Avenue, he will be interested in looking at the cost of the project and how it might impact the LID's reserve and the board's interest in dedicating revenues to a future parking lot project. Biff walked the board through some of the next steps that will have to be taken to move the parking lot forward, including completion of a parking utilization study during the summer of 2019, and other steps. The board discussed the timing around a future parking lot, how much various approaches to building a parking lot might cost, and other aspects of a future parking lot project.

Jay reviewed the conversation the board had at its August meeting regarding the possibility of issuing a new round of debt which the LID could dedicate to a second round of public infrastructure capital improvements in and around Old Town, including for such projects as sidewalk repairs, place-making initiatives, and perhaps even the future parking lot, as an alternative to saving money on an annual basis to complete projects on an ad hoc basis. The board discussed some steps it could take to advance this

conversation with the community and the county. Anne reminded the board about the Future 2027 committee and the work that it is starting to do to look ahead at the future of Niwot.

The board discussed the upcoming October 23 joint meeting with the county commissioners and taking time at its October meeting to develop talking points in preparation for the conversation with the commissioners.

Jim informed the board that the LoBo Trail signage is coming along, with progress being made in respect to the signs themselves, though work remains in respect to directional signs that will point bicyclists to Old Town. The board also discussed some upcoming improvements that are being planned for Grange Park.

Laura informed the board that the Old Town Niwot design review group recently had a meeting with Denise Grimm and Dale Case of the county Land Use Department to discuss the workings and process of the group. It was decided that property owners and applicants should first meet with the county staff to discuss their potential project before visiting with the design review group. In addition, Denise and Dale discussed with the group the fact that the zoning, design guidelines, and other land use requirements for the second block of Second Avenue (Franklin to Niwot Road) are not nearly as clearly spelled out as those for the historic first block (between Franklin and Murray).

Laura mentioned that the intention is to hold a public meeting to solicit input from property owners, residents, and the general public, and that this public outreach effort may also include a survey of some sort that would be sent before the meeting. The Niwot Community Association offered to draft and distribute the survey.

Anne and other board members expressed concerns with the issues raised by Denise and Dale and with the process as it has been described by Laura. Anne and Carrie stated that while the second block regulations are perhaps not as crisp as the first block, they are very close in nature and not materially different. Concern was expressed that this effort is merely an attempt to prevent future redevelopment of the second block that would mirror what Old Town has seen in first block. Anne expressed that any change in zoning requirements or design guidelines needs to be brought to the property owners of second block, who will be the most affected.

The board discussed the NRCD district, how changes can be made to the NRCD regulations, the role that property owners play in this process, whether property owners have the right to vote to approve such changes, and other aspects of how the NRCD is regulated by the county. The board also discussed the differences between NRCD I and NRCD II. The board believes that a vote of property owners is a requirement to make changes to the regulations that govern both NRCDs.

The board discussed the different aspects of regulatory review as applied to first block (approval from the Historic Preservation Advisory Board) versus second block (review by HPAB required but no approval required).

The board discussed whether it has a role in this conversation, what that role should be, and how to engage with the next steps in this process, as they are known at this time. For example, this process may include analysis and proposals regarding the balance between commercial development and residential development in Old Town. The board agreed that it will be important for the LID to be involved in these conversations.

The south side of block two was mentioned as the area ripest for redevelopment.

The board discussed the challenges of changing the codes, requiring percentages of commercial and residential development, and other aspects of NRCD regulatory oversight.

Laura mentioned that the design review group discussed a possibility of a moratorium on development applications for the NRCD. She made it clear that she did not support the use of a moratorium to address the concerns that were being discussed at the meeting.

The board agreed to continue to think through the role it wants to play in what appears will be a formal process that will be led by the county Land Use department. Mark will ask the county commissioners what they would like to hear from the LID regarding this matter at the joint meeting on October 23.

Biff reported that total sales at Rock and Rails were \$120,000, up 20% over 2017, and that tip jar proceeds increased from \$1,000 per show to \$1,300 per show; these proceeds are contributed to local nonprofit organizations. Biff also informed the board that the NCAA is considering a "Train Day" event in 2019; he will bring additional information to a future LID board meeting.

**Public Comment:**

No members of the public were present for public comment.

The meeting was adjourned at approximately 8:40 p.m.