

Niwot LID Advisory Committee Meeting Minutes

February 5, 2019
Mountain View Fire & Rescue Station
8500 Niwot Road, Niwot
Niwot, CO

The meeting was called to order at approximately 7:00 pm.

Members Present: Laura Skaggs, Carrie Wise, Scott Firle, Anne Postle, Bruce Rabeler, Biff Warren

Guests: Jocelyn Rowley, Tim Wise, Tony Santelli, Howard Treppeda, Jim Ditzel, Christy Wiseman and Sinead O'Dwyer, Boulder County Land Use Department

Staff: Joan Barilla, Mark Ruzzin

Approval of Minutes:

The board considered the minutes of the January 8, 2019 meeting.

ACTION: Scott moved to approve the minutes of the January 8, 2019 meeting, as presented; Anne seconded the motion and it passed unanimously.

Presentations to the Board:

The Niwot Vision 2029 report was presented to the board by Tony Santelli, Jim Ditzel, and Anne Postle of the NBA. Tony stated the LID board, several years ago, assigned the NBA with a task of creating a 10-year vision plan to continue creating a vibrant and sustainable business community and this report is the living, breathing document created by the association. Jim Ditzel leads the committee tasked with creating this report and continued the presentation. He stated the plan will evolve over time, focusing on retail business in the community of Niwot. The committee took a back of the house, front of the house approach, professional service in the back and retail in the front. They came up with several high-level proposals, including creations of community hubs: community swimming pool, community collective, skate park, splash park, ice skating rink, information center and mixed-use zoning. Jim stated no financial discussions have taken place yet, but they have discussed private donations or possible a municipal bond. The committee has met with various associations and will hold public meetings to gather feedback from the community. Their vision is to identify areas of interest and focus on those pieces to report back to the LID board; Anne stated she believes those proposals of interest to the community will rise to the surface. Laura thanked the NBA for the gorgeous vision they've presented but did caution that the LID does have other large pending items and the board needs to thoughtfully consider this plan. Bruce and Carrie asked that this proposal be considered at a future meeting once the new board members are seated. Scott liked the plan and Biff commented it was great to see a plan looking forward rather than reacting to a current situation. Mark made a proposal for the board to consider the plan at a longer, regularly scheduled meeting or schedule a meeting on a Saturday. There was some discussion about adding this deliverable as an addendum to the strategic plan, but that suggestion will be considered at the longer meeting. Bruce suggested adding consideration of a longer meeting as an agenda item possibly in May or June.

Boulder County Land Use Department Long Range Planner Christy Wiseman made the next presentation to the board. The presentation talked about how the county is currently in the process of updating the

Economic and Housing elements of the Boulder County Comprehensive Plan. This plan is the guide the Land Use department currently uses for the unincorporated parts of Boulder County. The department is looking for public input during the update process and is considering holding a study session with the planning commission in April. A webpage has been created and there is a link on the page to submit public comments. Mark suggested to the board that at a future meeting they may want to consider commenting. Anne stated she had concerns about the Niwot Business District being considered a semi-rural district and would like the department to call out community business centers around the county and address mixed-use communities. Once the schedule is finalized, Mark will provide the date of the study session with the planning commission. Biff suggested the board consider a joint statement and place this item on the agenda for the next meeting.

Funding Requests:

1. Niwot Cultural Arts Association – Let’s Wine About Winter – \$2,453.61

Anne Postle presented the funding request on behalf of the NCAA. For this annual event, the NCAA is requesting the same amount as 2018 even though costs for certain items used for the event have increased. 38 businesses are participating, and the association expects approximately 400 people to attend. Profits from the event are used to maintain the Children’s Park and Whistle Stop Park. The event also supports retail business and brings people to Niwot during a quiet winter weekend. Bruce mentioned the attendance numbers are already up from last year, 350 (2018) to 400 (2019). Biff also pointed out this event brings people into the businesses, not just to the town. Carrie expressed her support for more events like this one.

ACTION: On a motion from Carrie, seconded by Bruce, the board voted 5-0 to APPROVE the funding request of \$2453.61, as presented. Biff abstained from the vote because the Lefthand Valley Courier will receive advertising revenue from the request.

Treasurer’s Report:

Bruce presented the monthly Treasurer’s Report to the board. He reminded the board that the LID’s annual budget is set at \$132,854. Sales tax collections through November 2018 sat at just about \$163,864, corrected for the \$5,000 overpayment that the LID is expecting will need to be returned to the state at some point in time; collections remain on track to reach about \$180,000 for the year, which is flat in comparison to 2017 total collections. Flat collections for 2018 is likely a result of the various restaurant and retail closures that Old Town experienced in 2018. Bruce highlighted while food service is down, retail was up in 2018.

In 2019, the board has approved expenditures totaling about \$38,401, with tonight’s funding request approval included; thus, \$94,425 remains in the 2019 budget.

In respect to the LID’s reserve, the reserve, before December, sits at about \$109,000; if the LID does see collections of about \$180,000 in 2018, the reserve will bump back up to about \$129,000.

Bruce walked the board through his analysis that shows, if all the funding requests that the LID expects to see throughout the year are approved, the LID will end the year nearly \$40,000 over budget. He appreciated the conversation tonight about organizations being aware of LID budget considerations and believes the conversation needs to continue with sponsors about prioritizing requests. The board also needs to consider prioritizing and weighing requests before approving. Scott asked to understand where the additional expenses are coming from. Bruce and Carrie pointed to the snowflake decoration

purchase, sidewalk repair, a projected increase in cost for flowers and various events in addition to the fact that food service revenue may stay down. Laura is encouraged that the district is close to level even with businesses missing. If new business comes to the district, the numbers will go up and hopefully the LID will not overspend by quite so much each year. There is another upcoming vacancy in the district, the Animal Hospital is moving out in March. The business is moving down the street and out of the district, but Biff will ask the owners if they would like to petition into the district.

New Business:

No specific new business items were discussed. Laura would like to wait until the new board members join to discuss additional new business.

Old Business:

Mark updated the board on the county's board and commission recruitment process. About eight folks applied for the three open seats. The three open seats include two seats with five-year terms (one residential appointment and one business/retail appointment) and one business retail appointment is to fill out the remaining two years of a five-year term. The county received two business/retail applicants for the two open seats and several of the board members felt these are two great applicants. The Boulder County Commissioners will not be interviewing candidates but will look at all the applications and recommendations from the LID board and staff liaison. Mark will send all the applications to the board for their review and comments are due to him by February 15. Carrie feels this is a great opportunity to have input as to who will sit on the board.

The board ended the meeting by recognizing Carrie Wise, who has termed out as a member of the board, for her amazing work and dedication to the Niwot LID.

The meeting was adjourned at approximately 8:15 p.m.