

## Garden City Minutes

June 4, 2024

Regular Meeting

Mayor Fil Archuleta and trustees Tim Costello, Alex Lopez, Trustee Leigh Sorensen, Katherine Rodriguez, Sam Parsons and Gary Sorensen were present. Staff present: Town Administrator Cheryl Campbell; Deputy Clerk Lindsay Shoemaker; Public Works Director Brett Bloom and Town Attorney Amy C. Penfold. Police Chief Jeremy Black was absent. Ronica Lara from the White Horse Inn was present. Robert Kearney from 2626 8<sup>th</sup> Avenue was present.

The Board will consider and may act on the following items:

### Consent Agenda

- a. Approve Minutes from May 21, Regular Meeting
- b. Approve Minutes from May 28, Special Meeting
- c. Approve Bills Paid

Tim Costello moved, and Leigh Sorensen seconded to approve the Consent Agenda items a. – c.  
7 Aye. 0 Nay. Motion carried.

### Public Not on the Agenda Invited to be Heard

There was none.

### Liquor

- a. White Horse Inn 2750 8<sup>th</sup> Avenue Permit Application and Report of Changes to Modify Premises

Ronica Lara represented the White Horse Inn. They are licensing the patio area for when they host events.

Tim Costello moved, and Sam Parsons seconded to approve the White Horse Inn 2750 8<sup>th</sup> Avenue Permit Application and Report of Changes to Modify Premises.  
7 Aye. 0 Nay. Motion carried.

### Approve CMCA Institute attendance and tuition payment for Lindsay Shoemaker in the amount of \$1,450

Alex Lopez moved, and Tim Costello seconded to approve CMCA Institute attendance and tuition payment for Lindsay Shoemaker in the amount of \$1,450.

7 Aye. 0 Nay. Motion carried.

### Approve Strange Brew Band for Friday Night at Bootleggin' Days in the amount of \$800.00

Tim Costello moved, and Sam Parsons seconded to approve Strange Brew Band for Friday Night at Bootleggin' Days in the amount of \$800.00.

7 Aye. 0 Nay. Motion carried.

### Approve Contract from Stumble Monkey Band for Saturday Bootleggin' Days in the amount of \$1000.00

Tim Costello moved, and Sam Parsons seconded to approve the Contract from Stumble Monkey Band for Saturday Bootleggin' Days in the amount of \$1,000.00.

7 Aye. 0 Nay. Motion carried.

### Consider land use for Animal Health International at 2626 8<sup>th</sup> Avenue

Robert Kearney, the owner of the building, was in attendance. The tenant states their sales are wholesale. Wherever a product is delivered to, that is where the sales tax is collected. The tenant never contacted the town about their use and business moving in. 7<sup>th</sup> avenue was being blocked by their semi-trucks. Their business is majorly distribution and minimal walk in sales. After they are moved in, two semis and two box trucks will be there per day for deliveries. The Town is concerned about 7<sup>th</sup> avenue not being built for semi-trucks.

Robert Kearney spoke about the building. It is 40,000 SQFT and a challenging spot due to size of the building. Parking has become an issue for any tenant that moves in. He thought Animal Health International would be the answer since there wouldn't be a huge requirement for parking. Low traffic, school bus stop, he spoke to the school district, and they don't have specific requirements for them. He wants to get someone in there to utilize the space and respect the code which is retail sales. Big issues are the roads, curb, gutter and sidewalks. The semis can't get around those. Brett suggested a truck route to reduce road damage. Whether there is a truck route or not, the trucks will tear up the roads, even if the roads are built for it. Attorney Penfold advised that the proposed use is not allowed in the zone and does not benefit the Town.

An ordinance for a truck route will be looked at in the future.

Public safety requests lists of items/chemicals they are housing, if they stay.

Alex Lopez moved, and Katherine Rodriguez seconded to reject the land use for Animal Health International at 2626 8<sup>th</sup> avenue.

7 Aye. 0 Nay. Motion carried.

### Staff Reports

#### a. Town Administrator

The first mosquito application is late tonight. The CIRSA inspector came out to inspect the roofs. All metal roofs have fared just fine. He did check the PD roof, and it is damaged. The Town will not get a new roof since they are doing a remodel. There are no leaks right now. There is damage to the shed roof that needs to be repaired. AC units need to be repaired as well. If the Town chooses to file a claim, they should be all in one claim.

#### b. Police Chief

Cheryl gave the Chief's report as he was absent. He is at the Colorado association of chiefs conference in Estes. His vehicle was damaged in the hailstorms in Thornton and Estes over the weekend. SGT Amick graduated from the Public Safety Leadership Development Program. The CBI audit was completed with very good percentages.

NHTCA HVE grant for GCPD for \$10,000. He will apply for the 3<sup>rd</sup> phase clickit or ticket grant for August. Denied on appeals for two grants. The 1033 audit was complete before he left last week. Tommy Lamb is almost done with FTO. The PD is in the process of hiring another part time officer. FAS is moving in across the street and will be operating at the end of June. SGT Amick is getting a free estimate on the PD from the State.

#### c. Public Works Director

The Street Rehab project bid meeting is set for June 6<sup>th</sup>. June 20<sup>th</sup> is the deadline for all bids. Ben Pu's bass player retired and that's why he won't be able to make it to Bootleggin' Days. Strange Brew band is a great band to cover for him. Plants on 8<sup>th</sup> Avenue were destroyed in the hailstorm. He will get new ones from Happy Life. Teddy is here full time to help Brett replant the flowers. Light poles in the Community Center Parking lot will be installed next week. He might rent a trencher to help get water to the well at the Community Gardens.

d. Town Attorney

Builder's First source attorneys contacted her. They are proposing that a few board members teleconference with the property owners to be more efficient to resolve the drainage issue. There was no flooding or debris in their parking lot the next morning after the storms last week. Ms. Penfold will go back to the attorney and address scheduling a meeting.

Other Board Issues

Trustee Costello asked about the timeline for the cargo container at Driveline.

Volunteers for Saturday, working the booths. Waiting for Fun Productions to man the booths. Fil, Gary, Leigh, Katherine, Alex and maybe Tim.

Regarding the 2626 8<sup>th</sup> Avenue business. Because of their lack of retail sales, they are going to be vacating the building. They will have to have some time to vacate and find another building. This will be on the next agenda.

Announcements

- a. The Fun Under the Sun event is Saturday, June 8<sup>th</sup> from 11am-2pm
- b. There is a work session scheduled for Tuesday June 11, 2024 regarding marijuana retail sales and hospitality licensing
- c. The next regular Board Meeting is Monday June 17, 2024 at 5:30 PM
- d. CML Annual Conference is Tuesday June 18<sup>th</sup> through Friday June 21<sup>st</sup> in Loveland

Adjourn

Since there was no further business, Gary Sorensen moved, and Sam Parsons seconded to adjourn the meeting.

Mayor Fil Archuleta adjourned the meeting at 6:40pm.

By \_\_\_\_\_