



**Town of Timnath  
Regular Meeting Minutes  
March 24, 2015**

**IMMEDIATELY FOLLOWED THE TIMNATH LIQUOR BOARD MEETING AT 6:00  
p.m.**

**Meeting was held at Timnath Administration Building,  
4800 Goodman Street, Timnath, Colorado**

**1. CALL TO ORDER AND ROLL CALL:**

Mayor Grossman-Belisle called to order the meeting of the Town Council on Tuesday, March 24, 2015, at 6:04 p.m.

- a. Mayor Jill Grossman-Belisle
- b. Councilmember Bill Neal
- c. Councilmember Aaron Pearson
- d. Councilmember Bryan Voronin

**Absent**

- a. Councilmember Paul Steinway

**Also Present:**

- a. April Getchius, Town Manager
- b. Robert Rogers, Contracted Town Attorney
- c. Don Taranto, Contracted Town Engineer
- d. Matt Blakely, Contracted Town Planner
- e. Brian Williamson, Contracted Town Planner
- f. Kevin Koelbel, Contracted Town Planner
- g. Tom Brinkman
- h. Rich Roberts, Timnath Resident
- i. Marjolene Van de Graff, Town Resident

**2. AMENDMENTS TO THE AGENDA:**

- a. NONE

**3. PUBLIC COMMENT ON NON-AGENDA ITEMS:**

- a. NONE

**4. CONSENT AGENDA:**

- a. Approval of the March 10, 2015, Town Council Meeting Minutes
- b. Approval of the Check Register

**Councilmember Neal moved to approve the consent agenda. Councilmember Pearson seconded the motion. The motion passed unanimously by voice vote.**

**5. REPORTS:**



- a. Mayor/Council-
  - i. Budget work session in May
  - ii. Reschedule the Transportation joint work session
- b. Staff-Included in the packet

**6. ORDER OF BUSINESS:**

- a. **ORDINANCE NO. 3, SERIES 2015, SECOND READING, PUBLIC HEARING**, An Ordinance to Prohibit the Use of Compression Brakes  
Mayor Grossman-Belisle opened the public hearing at 6:07 p.m.

Public Comments: NONE

Mayor Grossman-Belisle closed the public hearing at 6:07 p.m.

**Councilmember Neal moved to approve ORDINANCE NO. 3, SERIES 2015, FIRST READING**, An Ordinance to Prohibit the Use of Compression Brakes. **Councilmember Pearson seconded the motion. The motion passed unanimously by voice vote.**

- b. **RESOLUTION NO. 17, SERIES 2015**, A Resolution Approving the Timnath Landings Sketch Plan

Staff Comments:

- Mr. Blakely spoke to Council about the proposed resolution.
- Mr. Brinkman presented Council with the project history, site conditions, parks, trails, open space and lake edge. He further explained the review criteria.

Town Council Questions and Comments:

- Councilmember Neal asked what the zoning amendment request was and Mr. Blakely explained that the request was to re-distribute some of the commercial zoning.
- Councilmember Neal asked if the density was correct for the area and Mr. Blakely confirmed the density to be appropriate.
- Councilmember Neal asked if the ponds would go dry and Mr. Brinkman stated that the expectation is to have minimal fluctuation in the water levels.
- Mayor Grossman-Belisle asked about review of the Boxelder Flood Plain and Mr. Brinkman spoke about the research and review completed regarding the flood plain.
- Mayor Grossman-Belisle asked about the front facing density along Harmony Road and including an esthetically pleasing barrier along the railroad and Harmony Road. Mr. Brinkman addressed the screening concerns and stated that there have been discussions with Omni tracks regarding pedestrian safety.
- Councilmember Voronin asked for more detail on the lot sizes and Mr. Brinkman explained the square footage and lot sizes.
- Councilmember Voronin asked about the setbacks along Main Street and Mr. Blakely explained the setbacks.



- Councilmember Pearson asked about the parkway and Mr. Brinkman stated that the plan was to have the parkway built sooner rather than later.
- Councilmember Neal asked if the parkway was originally planned to be completed in full and Mayor Grossman-Belisle stated that 2 lanes could be completed before the total 4 lane width.
- Mayor Grossman-Belisle spoke about working with the developer to complete the parkway.
- Mayor Grossman-Belisle recommended a condition that decorative fencing or wall be installed between the smaller lots and the railroad to soften the visual impact along Harmony Road.

**Public Comments:**

- Rich Roberts, Timnath Resident, spoke about his concerns regarding transportation management and parkway completion. He stated his opinion about a transportation plan being completed before the development starts and that the parkway needed to be completed before building begins.
- Marjolene Van de Graf, Timnath Resident, spoke about the immediate need for the parkway. She also spoke about the view.
- Mr. Brinkman spoke about a traffic plan already having been completed and he stated his understanding of the need for the parkway. He also spoke about addressing the Main Street view and working with staff for a solution.

**Councilmember Neal moved to approve RESOLUTION NO. 17, SERIES 2015, A Resolution Approving the Timnath Landings Sketch Plan with the approved conditions.**

**Councilmember Pearson seconded the motion. The motion passed unanimously by voice vote.**

**c. RESOLUTION NO. 18, SERIES 2015, A Resolution Approving the Interwest Consulting Group Agreement for Harmony Road Phase 3 Design**

**Staff Comments:**

- Mr. Taranto spoke to council about the proposed resolution.

**Town Council Questions and Comments:**

- Councilmember Neal asked if the road would be widened on the Weld County side and Mr. Taranto stated that Weld County is aware of the need for road widening east of County Road 1.

**Councilmember Pearson moved to approve RESOLUTION NO. 18, SERIES 2015, A Resolution Approving the Interwest Consulting Group Agreement for Harmony Road Phase 3 Design. Councilmember Neal seconded the motion. The motion passed unanimously by voice vote.**

**d. RESOLUTION NO. 19, SERIES 2015, A Resolution Approving the Comprehensive Plan Amendments**

**Staff Comments:**



- Mr. Blakely spoke to Council about the proposed resolution.

**Councilmember Neal moved to approve RESOLUTION NO. 19, SERIES 2015, A Resolution Approving the Comprehensive Plan Amendments. Councilmember Voronin seconded the motion. The motion passed unanimously by voice vote.**

- e. **RESOLUTION NO. 20, SERIES 2015, A Resolution Approving the Preliminary Plat for Riverbend**
- f. **RESOLUTION NO. 21, SERIES 2015, A Resolution Approving the Final Plat for Riverbend**

**Staff Comments:**

- Mr. Blakely spoke to Council about the proposed resolutions.
- Mr. Taranto explained the County Road 3F access and vacation. He further explained the easement maintenance requirements.
- Mr. Taranto further explained that the closure of County Road 3F would be from Harmony Road south to the north boundary of the McBride property and not County Road 3F entirely.

**Town Council Questions and Comments:**

- Councilmember Neal asked if services would continue to the McBride property and it was explained that services would still be received and the address would remain the same.
- Councilmember Voronin asked when the County Road 3F access would be closed off and Mr. Taranto stated that the road closure would be in June.

**Public Comments:**

- Bev McBride spoke to Council about her property and how the development would affect her property access and services. She also spoke about having the fire signal an operating traffic signal.
- Craig Harrison spoke about possible solutions for the vacation of County Road 3F.

**Councilmember Neal moved to approve RESOLUTION NO. 20, SERIES 2015, A Resolution Approving the Preliminary Plat for Riverbend. Councilmember Pearson seconded the motion. The motion passed unanimously by voice vote.**

**Councilmember Neal moved to approve RESOLUTION NO. 21, SERIES 2015, A Resolution Approving the Final Plat for Riverbend. Councilmember Pearson seconded the motion. The motion passed unanimously by voice vote.**

- g. **EXECUTIVE SESSION:** “For the purposes of discussion regarding positions relative to matters that may be subject to negotiations and development of a strategy for negotiations under §24-6-402(4)(e), C.R.S.; and conferences with the Town’s



attorney for purposes of receiving legal advice on specific legal questions under §24-6-402(4)(b), C.R.S.”

**Councilmember Pearson moved to enter into EXECUTIVE SESSION:** “For the purposes of discussion regarding positions relative to matters that may be subject to negotiations and development of a strategy for negotiations under §24-6-402(4)(e), C.R.S.; and conferences with the Town’s attorney for purposes of receiving legal advice on specific legal questions under §24-6-402(4)(b), C.R.S.”. **Councilmember Neal seconded the motion. The motion passed unanimously by voice vote.**

**Council went into executive session at 7:43 pm.  
The regular meeting reconvened at 8:17 pm.**

**7. ADJOURNMENT:**

Mayor Grossman-Belisle adjourned the meeting 8:18 p.m. `

**Town Council approved the March 24, 2015, at the Town Council Meeting Minutes on April 14, 2015.**

**TOWN OF TIMNATH**

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Jill Grossman-Belisle, Mayor

**ATTEST:**

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Milissa Peters, Town Clerk

