



**Town of Timnath  
Regular Meeting Minutes  
Tuesday, August 25**

**IMMEDIATELY FOLLOWED THE TIMNATH DEVELOPMENT AUTHORITY 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, August 25, 2015, at 6:02 p.m.

**Present:**

- a. Mayor Jill Grossman-Belisle
- b. Councilmember Aaron Pearson
- c. Councilmember Paul Steinway
- d. Councilmember Bryan Voronin

**Absent**

- a. Councilmember Bill Neal

**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. Sherri Wagner, Police Chief
- h. Joel Smith, Police Officer
- i. Robert Wynkoop, Police Officer
- j. Forrest Andersen, Police Officer
- k. Marty Jost, Planning Commissioner applicant
- l. Phil Goldstein, Timnath Resident
- m. Steve Whittall, Timnath Resident and development applicant
- n. Audrey Carson, development architect
- o. Gary Hoover, Hartford Homes
- p. Landon Hoover, Hartford Homes
- q. Tom Brinkman, Developer
- r. Jim Marshall, Developer

**2. AMENDMENTS TO THE AGENDA:**

- a. Item 6m was removed.



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

- a. NONE

**4. CONSENT AGENDA:**

- a. Approval of the August 11, 2015, Town Council Meeting Minutes  
b. Approval of the Check Register

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

**5. REPORTS:**

- a. Mayor/Council-
- i. Founders Day, October 3, 2015, 11:30 to 2:30.
  - ii. Poudre Trail update
  - iii. Community Park bid timeline
  - iv. Boxelder Storm Water Authority Project update
  - v. Latham Parkway potholes
  - vi. Communication with rail road
- b. Staff-Included in the packet

**6. ORDER OF BUSINESS:**

- a. **OATH OF OFFICE:** Swear in Officer Forrest Andersen
- Police Chief Sherri Wagner swore in Police Officer Forrest Andersen.
  - Officer Andersen introduced himself to the Council.

- b. **RESOLUTION NO. 56, SERIES 2015, A Resolution Appointing Marty Jost to the Planning Commission**

Staff Comments:

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

**Councilmember Pearson moved to approve RESOLUTION NO. 56, SERIES 2015, A Resolution Appointing Marty Jost to the Planning Commission. Councilmember Pearson seconded the motion. The motion passed unanimously by voice vote.**

- c. **RESOLUTION NO. 53, SERIES 2015, A Resolution Approving the Skeebo Minor Subdivision**

Staff Comments:

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

Town Council Questions and Comments:

- Mayor Grossman-Belisle stated her concerns regarding the back lot and alley access. She also asked that the matter be tabled for staff to gather more information regarding the alley access.
- Mr. Carson stated that there was access from Kern Street to Lot 3 that runs between Lots 1 & 2.



- Mr. Whittall spoke about similar properties, the Fire Authority approval of Lot 3 and talk with the Timnath Presbyterian Church to widen the alley.
- Mayor Grossman-Belisle asked that staff bring more information back to Council.
- Councilmember Steinway asked why Mr. Whittall felt that the project needed to happen at this time and Mr. Whittall stated that the property is zoned for commercial use.
- Councilmember Steinway stated that he felt the project was premature for the Old Town area and mentioned fire protection concerns.
- Mr. Whittall spoke about plans to develop other areas in Old Town and his reasons for the proposed Minor Subdivision.
- Councilmember Steinway stated that several residents being against the proposal and Mr. Whittall stated that he had support of the Old Town residents.
- Councilmember Steinway asked to hear from the accepting residents.

Public Comments:

- David, a Timnath Resident at 4001 Kern Street, spoke to Council about HUD Home rules and that Mr. Whittall had not complied with such rules.

**Item was tabled until further notice.**

**d. RESOLUTION NO. 54, SERIES 2015, A Resolution Approving the Bella Minor Subdivision**

Staff Comments:

- Mr. Blakely spoke to Council about the proposed resolution.
- Mr. Carson spoke to Council about the proposed plan to create 2 legal properties.

**Councilmember Voronin moved to approve RESOLUTION NO. 54, SERIES 2015, A Resolution Approving the Bella Minor Subdivision. Councilmember Pearson seconded the motion. The motion passed unanimously by voice vote.**

**e. RESOLUTION NO. 57, SERIES 2015, A Resolution Approving Brunner Farms Poudre River Trail Improvements by DR Horton**

Staff Comments:

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

Town Council Questions and Comments:

- Councilmember Voronin asked how the proper trail didn't get built to the correct width in the beginning and Mr. Blakely stated that the County came forward to support the trail with the Town.
- Mayor Grossman-Belisle asked if the Town was reimbursed by DR Horton for the sidewalk corrections in Summerfield and suggested conditions.

**Councilmember Steinway moved to approve RESOLUTION NO. 57, SERIES 2015, A Resolution Approving Brunner Farms Poudre River Trail Improvements by DR Horton with**



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

**f. RESOLUTION NO. 58, SERIES 2015, A Resolution Approving the Wildwing Subdivision Preliminary Plat**

Staff Comments:

- Mr. Williamson spoke to Council about the proposed resolution.
- Mr. Landon Hoover explained several details of the proposed plat.
- Mr. Williamson spoke about the planning commission comments.

Town Council Questions and Comments:

- Mayor Grossman-Belisle stated her concerns regarding the proposed 2 lots that were previously approved as one lot.
- Mr. Hoover explained that all subdivision residents were noticed of the proposed change and that no comments were received.
- Councilmember Steinway asked if the developer could pull a grading permit without approving the proposed resolution and Mr. Williamson stated that timeline if the developer had to go back through the sketch plan process.
- Mr. Blakely explained that a grading permit could be pulled.
- Mr. Hoover stated that if there wasn't approval for the 2 lots then they would have to go with the one lot otherwise the development would not be able to move forward.
- Council and staff discussed options available to the developer to not delay the final plat process. An agreement was made to approve the proposed plat with the one lot.

**Councilmember Pearson moved to approve RESOLUTION NO. 58, SERIES 2015, A Resolution Approving the Wildwing Subdivision Preliminary Plat with the condition of one lot on the subject site versus two lots (option B). Councilmember Steinway seconded the motion. The motion passed unanimously by voice vote.**

**g. RESOLUTION NO. 59, SERIES 2015, A Resolution Approving the Wildwing Subdivision Planned Development Overlay**

Staff Comments:

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

**Councilmember Pearson moved to approve RESOLUTION NO. 59, SERIES 2015, A Resolution Approving the Wildwing Subdivision Planned Development Overlay. Councilmember Steinway seconded the motion. The motion passed unanimously by voice vote.**

**h. RESOLUTION NO. 60, SERIES 2015, A Resolution Approving the Sketch Planned Development Overlay District for the Timnath Landings Project**

Staff Comments:

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

**Councilmember Voronin moved to approve RESOLUTION NO. 60, SERIES 2015, A Resolution Approving the Sketch Planned Development Overlay District for the Timnath Landings**



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

- i. RESOLUTION NO. 61, SERIES 2015, A Resolution Modifying the Timnath Urban Renewal Plan**

Staff Comments:

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

**Councilmember Steinway moved to approve RESOLUTION NO. 61, SERIES 2015, A Resolution Modifying the Timnath Urban Renewal Plan. Councilmember Voronin seconded the motion. The motion passed unanimously by voice vote.**

- j. RESOLUTION NO. 62, SERIES 2015, A Resolution Adopting findings Regarding Said Modifications**

Staff Comments:

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

**Councilmember Steinway moved to approve RESOLUTION NO. 62, SERIES 2015, A Resolution Adopting findings Regarding Said Modifications. Councilmember Voronin seconded the motion. The motion passed unanimously by voice vote.**

- k. RESOLUTION NO. 63, SERIES 2015, A Resolution Approving a Fleet Replacement Policy**

Staff Comments:

- Ms. Getchius spoke to Council about the proposed resolution.

**Councilmember Pearson moved to approve RESOLUTION NO. 63, SERIES 2015, A Resolution Approving a Fleet Replacement Policy. Councilmember Steinway seconded the motion. The motion passed unanimously by voice vote.**

- l. RESOLUTION NO. 64, SERIES 2015, A Resolution Regarding Xcel Energy's Avery Substation Project**

Staff Comments:

- Ms. Getchius spoke to Council about the proposed resolution.

**Councilmember Voronin moved to approve RESOLUTION NO. 64, SERIES 2015, A Resolution Regarding Xcel Energy's Avery Substation Project. Councilmember Pearson seconded the motion. The motion passed unanimously by voice vote.**

- m. ~~REMOVED - EXECUTIVE SESSION:~~ "For the purposes of discussion concerning the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interests under Section §24-6-402(a), C.R.S.; discussion concerning personnel matters under §24-6-402(4)(f), C.R.S.; 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."**




**7. ADJOURNMENT:**


Mayor Grossman-Belisle adjourned the meeting 7:32 p.m.

**Town Council approved the August 25, 2015, Town Council Meeting Minutes on September 8, 2015.**

**TOWN OF TIMNATH**

  
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Jill Grossman-Belisle, Mayor

**ATTEST:**

  
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Milissa Peters, CMC  
Town Clerk

