

Boulder Town Council Special Meeting
November 7, 2024 6:00 PM
Meeting Minutes

Note: The following are edited "action minutes" based on the Otter AI transcript. November 2024 was an experiment in using artificial intelligence to supplement the required audio recording and facilitate the preparation of minutes.

The meeting was opened at 6 PM by Mayor Drain.

Roll Call: Josh Ellis, Gladys LeFevre, John Veranth, Ray Gardner, and Judy Drain.

The agenda was approved by unanimous consent. There was no conflict of interest disclosures.

The **minutes** were discussed but the recording and transcript do not clearly document the motion and vote. The minutes from September 5, October 1, and October 3 should be re-approved.

Department reports are in the AI transcript. No actions resulted.

Public Comments: Eric Feiler expressed concerns about legal access, easements, and road maintenance responsibilities in the subdivision ordinance, and emphasized the need for thorough documentation. ○ Dan Pence representing the Tree City Committee provided an update on the Arbor Day celebration and thanked community members and organizations for their support and participation in the event.

Public Hearing: A motion was made, seconded and passed unanimously to close the regular business meeting and open the public hearing on the Subdivision Ordinance. A summary of comments follows. Further details are in the AI transcript.

Nancy Tosta, Planning Commission Chair, summarized the planning commission recommendation. Comments on the ordinance language were made by Nancy (support the one-lot exemptions with concern about consequences); Jon Ryan (the exemption option is the only hope for working class to have land, trust landowners, do not legislate out of fear); Tessa Barkan (one-lot supports attainable housing goals, concern about strain on town resources, urging a go-slow approach); Jennifer Geerlings (one-lot exemption is a reasonable, conservative starting point, but encouraged referring to the general plan and gathering more community input); Lucas (support for the one-lot exemption, noting it has helped secure housing for teachers at the local school); Dan Pence (expressed concerns about having the zoning administrator as the sole decision-maker for the ALUA); Jen Bach:(concerns about unintended consequences if more than one lot is exempted at a time); Katie Coleman (concerns about the one-lot subdivision exemption, stating it needs more work and intelligent restrictions); Donna

Owen (mentioned fire authority approval, timeline for responses, requirements for potable water, and noted a missing element in the road maintenance agreement section); Elena Hughes (clarified the intent behind the one-lot exemption and emphasized the need to trust landowners and consider the impacts on the working class); Jessica LeFevre (speaking as a community member shared her personal experience and perspective as a lifelong resident struggling to afford property in Boulder).

A motion was made, seconded and passed unanimously to close the public hearing and reopen the regular business meeting.

Action on Subdivision Ordinance: A motion was made and seconded to consider the draft of the subdivision ordinance as transmitted to Council from the planning commission. General council discussion followed. Topics included exemption language, the need for clear definitions, the need for cross-referencing sections, and careful review of the administrative processes related to the ordinance. Other topics included temporary cap on the size of subdivisions, and affordable housing.

Mayor Drain suggested discussing and taking votes on specific amendments to the ordinance draft.

Motion by Veranth, second by Ellis, and passed unanimously to replace sections 152 201 and 152 202 with the simplified language proposed by Councilmember Ellis.

Councilmember Ellis made a motion to add an exemption for underground utilities for one-lot subdivisions. Councilmember Veranth seconded and approved unanimously.

Motion made by Veranth, seconded by Ellis, and approved unanimously to strike 152.504 (B) Irrigation Water.

Motion by Ellis, second by Veranth to amend 152 204 a to allow a one lot subdivision once every year. The motion passed unanimously.

Motion made by Veranth, seconded by Ellis, and approved unanimously to ask the Planning Commission to incorporate the approved changes into a clean draft for final action in December.

Fire Protection: Councilmember Ellis shared insights from conversations with other municipalities and the State Fire Marshal, the need to adopt NFPA 1142, and the benefits of a water tanker to serve areas away from the hydrants. Motion by Veranth, second by Lefevre, and unanimously approved to indicate that the Boulder Town Council supports the idea of pursuing a water tanker for Fire Protection.

ARPA Funds Utilization Town clerk LeFevre explained the need to spend the remaining ARPA funds by December 31. Council supported using the ARPA funds retroactively for essential worker salaries.

Town Financial Issues: Councilmember Ellis expressed concern about the accuracy of the town's financial records and the need for professional advice. Other discussion

included the transition from manual to electronic book keeping, reconciling accounts, Polaris software, and a procedures manual. LeFevre mentioned the need for more time to develop the town's website and the importance of in-person meetings with the developer, Morgan.

Councilmember Ellis made a motion to schedule a call with Kyle Flores, the CPA, to provide further training and alignment on financial procedures. Motion seconded by Lefevre and approved unanimously.

Town clerk LeFevre provided an update on the development of the capital plan in collaboration with Roger Carter and his intern, Tanner.

Upcoming Business: Hearings on draft ordinances 2024-B, Zoning and 2024-C Building Permits. Second meeting in December to pass land use ordinances, discuss infrastructure standards,

The meeting adjourned.

Draft minutes in traditional format created from hand notes and AI transcript by John Veranth.

Date Minutes Approved: February 06, 2025



Jessica LeFevre, Town Clerk