



**703 Weld County Road 37  
BOARD OF TRUSTEES  
REGULAR MEETING  
November 21, 2023  
6:30 p.m.**

**This meeting will be held in the Town Hall Board Room, 703 WCR 37 and via Zoom. Residents are welcome to join us in the Board Room to view or participate in the meeting, during Public Comment or Public Hearings. Public access to this meeting can be found on the website no later than 24 hours prior to the meeting.**

**Minutes**

**CALL TO ORDER**

Mayor Mahoney called the meeting to order at 6:30 PM.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Present: Mayor Mahoney  
Mayor Pro Tem Jeffery  
Trustee Coen  
Trustee Bristow  
Trustee Tapey

Absent: Trustee Wescott  
Trustee White

**APPROVAL OF AGENDA**

*Motion made by Mayor Pro Tem Jeffery seconded by Trustee Coen to approve the agenda. Motion carried 5-0.*

**PUBLIC COMMENT**

Larry Strock, 840 Lonewolf Circle, shared that this past Saturday the Knights of Columbus were at Lochbuie Elementary School handing out food to our citizens, they had over 50 bags of food. He would like to see a crosswalk at 168<sup>th</sup> Ave and Bonanza Blvd. There will be one there after QuikTrip builds, but he has been told that the 7-Eleven is the busiest in the state, and for right now we could use a crosswalk so that cars must yield for pedestrians. He asked about a timeline for County Road 50. In the future, the Town could consider a bridge over the Speer Canal on County Road 6.

**CONSENT AGENDA**

Any item listed on the Consent Agenda can be removed upon request from any member of the Town Board. For the benefit of our audience, the mayor will read the items remaining on the Consent Agenda prior to the Board's vote.

- a. Payment Approval Report (\$460,401.03)
- b. November 7, 2023 Minutes

- c. Resolution 2023-49 Expressing The Intent Of The Town To Be Reimbursed For Certain Expenses Relating To The Construction Of Water And Wastewater Utility Improvements

*Motion made by Trustee Coen seconded by Mayor Pro Tem Jeffery to approve the consent agenda. Motion carried 5-0.*

### **ACTION ITEMS**

- a. Resolution 2023-50 Approving (A) A Carriage Agreement Between The Farmers Reservoir And Irrigation Company And The Town Of Lochbuie And (B) A Termination And Mutual Release Agreement By And Among The Town And Farmers Reservoir And Irrigation Company, Burlington Ditch, Reservoir And Land Company, Henrylyn Irrigation District, United Water & Sanitation District As The Successor To Silver Peaks Metropolitan District No. 1, Bromley District Water Providers, LLC, East Cherry Creek Valley Water And Sanitation District And Arapahoe Water And Wastewater Authority

Steve Jeffers, Lyons Gaddis, shared two agreements for consideration and approval. The agreements relate to maintaining Lochbuie's water delivery rights in the Farmers Reservoir and Irrigation Company system. There are agreements in place, but this resolution would be to replace one of the existing agreements with a new one, and to terminate the old agreement.

*Motion made by Mayor Pro Tem Jeffery seconded by Trustee Coen to approve Resolution 2023-50 Approving (A) A Carriage Agreement Between The Farmers Reservoir And Irrigation Company And The Town Of Lochbuie And (B) A Termination And Mutual Release Agreement By And Among The Town And Farmers Reservoir And Irrigation Company, Burlington Ditch, Reservoir And Land Company, Henrylyn Irrigation District, United Water & Sanitation District As The Successor To Silver Peaks Metropolitan District No. 1, Bromley District Water Providers, LLC, East Cherry Creek Valley Water And Sanitation District And Arapahoe Water And Wastewater Authority. Motion carried 5-0.*

- b. Employee Year End Bonus

AJ Euckert, Town Administrator, shared that historically, the Board of Trustees approved year end bonuses for all full-time employees. For the last few years, a \$200.00 bonus was approved, though the board has complete discretion to approve or forego bonuses. There are funds available in the budget for the bonuses. Additionally, if the Board considers a bonus for next year, staff could add this to the budget so that the funds are there, and it could still be determined at the end of the year if a bonus is deserved. At the request of the board, he provided statistics on the longevity of employees currently with the Town.

*Motion made by Mayor Pro Tem Jeffery seconded by Trustee Coen to all full-time employees received a bonus of \$250. Motion carried 5-0.*

### **DISCUSSION**

- a. Board Organizational Matters

AJ Euckert, Town Administrator, reported that this is a check in with our representatives on DRCOG and the CML Policy Committee, and to discuss if there are any other committees that Lochbuie should be represented on. Our current representatives can decide if they are still able to serve, or if the Board of Trustees shall appoint a new representative.

Trustee Bristow stated that she would like to remain the Lochbuie representative for DRCOG.

Trustee Coen stated that she would like to remain the Lochbuie representative on the CML Policy Committee. She shared that in the future, this committee could be discussed in September, before the meetings begin.

- b. Compensation Study

AJ Euckert, Town Administrator, shared the results of the Compensation Study. Staff is still working with the consultant on the fine details of the study, but the intent is to move the Town to a market-based approach for compensation, should the board wish to move in that direction. Another recommendation of the study was to implement a step pay plan for the police department. He explained how the market-based compensation approach and the step pay plan would work and answered questions regarding each.

## STAFF REPORTS

### A. Finance/Treasurer

Denise Rademacher, Finance Director, shared the October financials and the quarterly report for the third quarter of 2023. She is working on the 2024 budget to get it ready for approval next month. The auditors are coming to town in December to begin the pre-audit for 2023. The Town has started a sweep program at the bank to earn more interest on our bank account. This year, W-2s must be filed electronically, so she is working on getting that set up. The loan application for the elevated storage tank is also in progress.

### B. Police

Chief McCoy reported that the department had an investigation that resulted in an arrest warrant and a search warrant. The SWAT team assisted with this, and it was a positive operation. Earlier today, a call came in regarding trespassing at 7-Eleven. An officer responded and there was an incident with a dog that he wanted to make the board aware of.

### C. Water/Wastewater

Wayne Ramey, Ramey Environmental, stated that the wastewater plant is running smoothly, and winter flows show that flows are continually increasing. They have been having issues with the chlorine read at the water plant and are working on getting that all fixed.

### D. Public Works

Chris Larmon, Public Works Director, shared that the Ford F600 the department has been waiting for has arrived, so they are more ready for the snow season. A preconstruction meeting is scheduled tomorrow for the Greenways Trail. He is anticipating 30-day construction, weather depending. On October 27<sup>th</sup>, the grant application for funds for the Weld County Road 4 bridge was submitted. He is working with Wayne Ramey and 120 Water on the Lead and Copper Rule compliance. Adams County is resurfacing County Road 2, east of I76, next summer, and we are working on partnering with them and Weld County to resurface the Town's 1200 feet of road, which will be a cost-effective approach. He is working with Brighton to amend an existing IGA that governs maintenance on County Road 2 to incorporate signal operation and maintenance. County Road 2, phase 1 construction is on schedule.

### E. Community Development

Chris Kennedy, Community Development Director, reported that we are very close to completing plan review for Starbucks in Lochbuie Center. He hopes to see building permit applications in December or early 2024. There have been discussions with a wholesale business who is looking at property south of the wastewater treatment plant. They purchase wholesale soil and garden mulch, then bag it up for sale and distribution. QuikTrip is looking at January for public notice requirements to finalize plans and begin construction. In addition to QuikTrip, this lot can hold several other commercial properties. The Homestead development in Brighton west of Silver Peaks is obligated to build the southern half of the roadway from County Road 2 to Jade Ave.

### F. Town Clerk

Heather Bowen, Town Clerk, shared preliminary results of the 2023 election in regards to the Town's marijuana question.

### G. Town Administrator

AJ Euckert, Town Administrator, thanked the board for the bonuses. Tonight, staff is sitting at the dais as it is more functional for presenting. This will be a new addition to meetings. He will be out of town next week. Economic development projects continue to move forward. He has received a warm welcome from everybody and is very thankful that Steve Stamey was the interim town administrator and could help provide some history. Water team meetings will begin to happen more frequently and will include Wayne Ramey, Steve Jeffers, Chris Sanchez and many other people. The purpose of the water team is to look down the road with our master planning to ensure that we can continue to serve existing customers and future development.

Jhazmin Thomas, Human Resources Manager, shared that she has been happy to work with AJ Euckert on the compensation study and it will be ready in a couple of weeks. She is also working on open enrollment and employee evaluations. She is getting ready to post and then hire the new positions that were approved for 2024.

Wayne Ramey shared that, on November 3<sup>rd</sup>, he and his wife sold their business to a company that is larger and has more resources. He is contractually obligated to stay with the company for two years through the transition, but he may stay longer. The company will remain named Ramey Environmental Compliance and his staff will also remain the same. The new company will allow for more technology and more opportunity.

### **MAYOR AND TRUSTEE COMMENTS**

Trustee Tapey shared that after looking at the overall view of everything that Chris put together with all the different projects and hearing that we will start to see something visually is pretty exciting. It was disheartening to see that our marijuana question did not pass and to see how few people voted in town. Research shows there are approximately 5500 adults in Lochbuie, and just over 1000 of them voted. In that instance, the people did not speak, and I do not see it as a no.

Trustee Bristow shared that she agrees with Trustee Tapey that a low voter turnout does not depict an overall consensus of what the Town wants.

Mayor Pro Tem Jeffery stated that one of the biggest reasons she asked for a larger bonus this year for staff is that all the transitions we have gone through have been seamless. With Brian leaving, Steve coming in, and now AJ coming in, staff has not skipped a beat and everything staff does is appreciated. She is proud to live in Lochbuie.

Trustee Coen stated that she agrees with Mayor Pro Tem Jeffery's sentiments. We have awesome staff, and it makes her feel more comfortable living in this town now that she knows how everything fits together. As a private citizen, she is on the RE-3J District Accountability Committee. Right now, they are focused on Lochbuie as there is an issue with transportation. Kids here are on a waiting list to get a bus to school. Enrollment is down in the district, even though the population is up, so the district is not able to build a school right now. The district is discussing a change to the elementary schools in Lochbuie, and it is proposed to start next year. Students at Meadow Ridge finishing second grade would stay at Meadow Ridge for third grade, instead of moving to Lochbuie Elementary as they do now. This would continue for the next few years until Meadow Ridge housed grades pre-k through fourth. The same system would be implemented at Lochbuie Elementary; students finishing fifth grade would stay there for sixth grade, and then seventh and eighth until Lochbuie Elementary held grades five through eight. This would be an interim solution and the district would need to make a decision next spring for this to happen in fall 2024.

Mayor Mahoney shared that he has been in Lochbuie a long time and has seen lots of changes. The staffing we have now is bar none. Staff, and the board too, all do phenomenal jobs, and he thanks everyone from the bottom of his heart. He wished a Happy Thanksgiving to everybody.

### **ADJOURN**

*Motion made by Mayor Pro Tem Jeffery seconded by Trustee Bristow to adjourn the meeting. Motion carried unanimously.*

Mayor Mahoney adjourned the meeting at 8:05 PM.

***The Board may convene a lawfully called executive session at any time during a regular or special meeting of the Board.***



Heather Bowen  
Town Clerk



Michael Mahoney  
Mayor