

**REGULAR MEETING  
PONCHA SPRINGS BOARD OF TRUSTEES  
330 BURNETT AVE., PONCHA SPRINGS, CO**

**MONDAY, JULY 9, 2012 - 6:30 p.m.**

The meeting was called to order at 6:30 p.m. by Mayor Furton, who asked for a roll call. Those present:

|                        |  |
|------------------------|--|
| Mayor:                 | Richard Furton   |
| Mayor Pro-tem:         | Ben Scanga   |
| Trustees:              | Aaron Kroschel, Galen Angelo, Ron Slaughter, Rebecca Massey,<br>Darryl Wilson  |
| Town Attorney:         | Brad Redmiles  |
| Town Administrator:    | Jerry L'Estrange   |
| Public Works Director: | Greg Smith   |
| Clerk/Treasurer:       | Diana Heeney   |
| Town Planner:          | Dee Miller   |
| Visitors:              | Mike McVaugh(CDOT), Jim Horn(CDOT), Arthur Miller(CDOT),<br>Bret Collyer, Jim Wingert, Rick Roberts, Jan & Chuck Azzopardi,<br>Cinda Riley, Joe Stone(Mtn. Mail), Jim Wingert(CCFPD) |

**PUBLIC COMMENT:**

Mayor Furton called for any public comments. The visitor's did not have comments.

**APPROVAL OF MINUTES:**

**MOTION: Trustee Slaughter made a motion to approve June 25, 2012 Board meeting minutes; seconded by Trustee Wilson. Motion carried unanimously.**

**OLD BUSINESS:**

**CDOT Presentation on Hwy 50/285 Intersection Implementing Access Control/Hwy. Diet**

Mike McVaugh, CDOT, Jim Horn, CDOT Access Manager and Arthur Miller CDOT Design Engineer, updated the Board on the history of how the Town and CDOT came to the proposed implementation of the town's Access Control Plan and CDOT's improvements to the US 50/US285 South Intersection. McVaugh informed the Board that over time CDOT and the Town have developed a working relationship and have moved forward with planning and improvement of US 50 and US 285 through Town limits.

McVaugh reported on the proposed improvements regarding:  
US 50/US 285 Intersection Improvements  
Access Control Plan  
Hwy. Diet

The first item discussed was the proposed intersection improvements at the US 50/US 285 south intersection. The planned improvements will be to install a new traffic signal, relocate the sweeping right turn lanes to a location closer to the intersection, and add a fourth leg on the west side of the intersection allowing Poncha Avenue to connect to US 285. As discussed, the Town has participated in this planned improvement by performing advanced acquisition of ROW for the Poncha Avenue connection and the

Town has collected impact fees (\$52,353.04) for the future Poncha Avenue connection. The board approved, by a vote, to contribute the escrow balance of \$52,353.04 to CDOT to offset the construction cost of the Poncha Avenue connection. CDOT will prepare a draft Intergovernmental Agreement (IGA) for the town to review and approve prior to conveyance of these funds for this new signalized intersection. This IGA will identify the use of these funds specifically for construction of the new connection of Poncha Avenue. If this project fails to go to construction CDOT commits to return these funds to the Town.

The second item of discussion was the implementation of the road diet on US 50 from the US 285 intersection to a point east of the County Road 127 intersection with US 50. The road diet will change the configuration of US 50 from a 5 lane section (4-through lanes and 1 Two-Way-Left-Turn-Lane (TWLTL)) to a 3 lane section (2-through lanes and 1 TWLTL). This new three lane section will also accommodate the addition of auxiliary right turn lanes at street intersections such as Poncha Springs Lane where the Little River Ranch has a commitment to add a right turn lane. The road diet will provide the right turn lane at a greatly reduced cost since the need for additional widening is no longer needed. The three lane section will also accommodate the addition of medians to the highway to give the roadway a softer more urban boulevard experience for drivers on US 50. This road diet will require removal and replacement of pavement markings through the entire US 50 corridor as described above. The Town has collected road impact fees (\$50,478.08) for the future addition of the right turn deceleration lane and right turn acceleration lane at the US 50/Poncha Springs Lane intersection. Last night the Town Board, voted and approved, the conveyance of the escrow funds to help offset the cost of the road diet restriping as long as CDOT also adds the deceleration and acceleration lanes to the US 50 portion of the Poncha Springs Lane intersection. This meets the Town's obligation to use these funds towards the cost of the turn lane additions. The IGA described previously in the first item above, will have a separate line item in the amount of \$50,478.08 for the Poncha Springs Lane improvement. CDOT also asked the town about their desire to allow the implementation of the road diet to occur concurrently with the Poncha US50/US 285 Intersection improvements. Doing both improvements at the same time will save on cost and it will create a seamless stripe transition from the new intersection into the town along US 50 and the duration of construction impacts will be reduced. CDOT committed that if the road diet is not completed by CDOT then the escrow funds will be returned to the Town to complete the turn lanes on their own.

Lastly, CDOT made a request to the Town Board to determine their willingness to implement the addition of concrete median islands to US 50 as described in the Poncha Springs Access Control Plan (ACP). This request was made with the anticipation that CDOT may be able to obtain additional funding to pay for the median additions. A requirement for additional funds is that CDOT has a "shovel ready" design for construction of the medians. Through this discussion, the Town Board voted and approved CDOT's request to pursue the design and funding of medians on US 50 with the understanding that the Town has input on the final locations and type of the medians on US 50. CDOT agreed that they would provide the Town Staff and Board the

preliminary 30% Field Inspection Review (FIR) plans with the proposed median locations and the Town would be allowed to make revisions to the median locations one time at the FIR level. Significant revisions to the medians requested after the FIR, will not be considered unless there is clear justifiable reasoning for the change. CDOT currently does not have construction funding set aside for the medians, but should CDOT be able to acquire construction funds for the medians, the medians will be installed with the intersection improvement and road diet project. The IGA described above will identify the Town's concurrence for CDOT to design and construct these medians as funding becomes available. CDOT committed that the Town has no financial obligation to financially participate in the design and construction of these raised medians.

Also, CDOT will need to turn over a portion of the existing right turn ramp on the south side of US 50 near US 285 to the Town. A portion of this ramp will remain to provide connectivity to adjacent owners once the ramp is closed. CDOT desires to turn over the maintenance and upkeep of this segment of the ramp to the town. CDOT requests a discussion regarding this so that a formal conveyance of this responsibility can be worked out with the Town.

The Board discussed the pros and cons of the options at length. Cinda Riley, Realtor/Broker, and Fire Chief Jim Wingert spoke in favor of the plan. Ms. Riley stated the Town has the opportunity to implement the connection Poncha Avenue on the west side of US 285, noting with the funding available the town would go amiss if they do not follow through. Riley spoke in favor of planned, reasonable growth for the town.

**MOTION: Trustee Angelo made a motion to approve CDOT moving forward with the three options set out in the above discussion:**

**1 – Design, Engineering, Request for Funding for the US Hwy 50/US Hwy 285 Intersection Improvement, to include Poncha Avenue as a fourth leg on the West side of the intersection;**

**2 – Design, Engineering, Request for Funding for the implementation of the Road Diet on US 50 from the US 285 intersection;**

**3 – Design, Engineering, Request for Funding for concrete median islands along US 50 as described in the Poncha Springs Access Control Plan;**

**with the Town's financial obligation being \$52,353.04 to offset the construction cost of the Poncha Avenue connection; \$50,478.08 for the implementation of the road diet on US 50 from the US 285 intersection to a point east of the County Road 127/US 50 intersection; CDOT will prepare a draft Intergovernmental Agreement (IGA) for Town review/approval, with language to address all points discussed regarding the project; seconded by Trustee Kroschel. Motion carried unanimously.**

#### **Finalization of Agreement with Farrow's**

**MOTION: Trustee Slaughter made a motion to approve the Farrow Settlement Agreement as presented; seconded by Mayor Pro-tem Scanga. Motion carried 6-0, with Trustee Massey abstaining due to conflict of interest.**

## **ADMINISTRATOR'S REPORT:**

### **Sale of Cross Roads Retail Park Lots**

Information provided in the Administrator's memo. Administrator L'Estrange informed the Board that of the three responding real estate companies he had selected First Colorado Land Office, noting they presented the better program to get the property in front of the widest range of prospective buyers.

### **Business Expansion – Pursell Manufacturing**

Information provided in the Administrator's memo. Administrator L'Estrange reported Pursell Manufacturing submitted a building permit for a new warehouse in the Industrial Park. He went on to say staff was able to process the permit request quickly and made some decisions that were fair to the Town but also saved the developer time and money. L'Estrange stated while a large warehouse may not seem like a tax generator it helps to strengthen a business and may allow for additional employees.

Mayor Pro-tem Scanga ask that the Planning Commission look at the landscaping standards for Industrial Parks, noting it seems like it is the same as for retail zoning. Administrator L'Estrange agreed, noting staff will follow-up.

### **Question on Poncha Businesses Posted on Web Site**

Information provided in the Administrator's memo. Administrator L'Estrange ask for Board clarification on posting businesses on the town's web site as part of the Town's Business License Application process. The Board concurred businesses would/should be posted on the Town's web site, unless the business requested otherwise.

### **Financial Page Regarding Impact Fees**

Information provided in the Administrator's memo. Administrator L'Estrange stated the May 31, 2012 General Fund Asset Reporting was included in regards to Impact Fees relating to the Hwy 50/285 and US 50/Poncha Springs Lane intersection(s) improvements.

### **Finalization of our Open Records Resolution**

Information provided in the Administrator's memo. The Board concurred they would like a simple/one page "Request for Records" form with a fee schedule. Staff will follow-up and provide the forms and schedule with the Resolution at the July 23<sup>rd</sup> Board meeting.

## **MAINTENANCE & UTILITIES:**

PW Director Smith noted the next meeting will be July 11<sup>th</sup>, stating the pumped versus billed gallons is 9% for the month of June.

**VISITOR'S CENTER:**

PW Director Smith stated work continues on the VC sidewalks and landscaping. He noted a Grand Opening is being planned, tentative date July 22<sup>nd</sup>.

The regular Board meeting adjourned at 8:35 p.m.

Respectfully Submitted:

/s/ \_\_\_\_\_  
Diana K. Heeney  
Clerk/Treasurer

Approved As To Form and Content:

/s/ \_\_\_\_\_  
Richard Furton, Mayor

Attest:

/s/ \_\_\_\_\_  
Jerry L'Estrange  
Town Administrator