

**TOWN OF AULT, WELD COUNTY, COLORADO  
MINUTES OF A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF  
AULT, COLORADO. MEETING HELD IN THE TOWN HALL IN SAID TOWN OF AULT ON  
THE 12TH DAY OF FEBRUARY 2025 AT 6:30 P.M.**

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**PRESENT:**

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<b>Mayor:</b>	<b>Gary D. White</b>
<b>Trustees:</b>	<b>Michael Biwer</b>
	<b>Martin Bassett</b>
	<b>Judy Ruff</b>
	<b>Tyrell Anderson</b>
	<b>Adam Ferrell</b>

**ABSENT:**

**ALSO PRESENT:**

<b>Town Administrator</b>	<b>Sharon Sullivan</b>
<b>Interim Police Chief</b>	<b>Dakota Germer</b>
<b>Town Attorney</b>	<b>Jed Scott</b>
<b>Public Works Supervisor</b>	<b>Grant Ruff</b>

**AUDIENCE:** Caitlen Hathcock, Adam Hathcock, Merrie Durbano, Lisa Bugbee, Tyler Bryan, Ron Kochevar, Chelsea Ahlbrandt, Jamie Baessler, Daniel Hull, Rafael Sanchez, Angela Woodall, Tom Belau, Hannah Williams, Candice Clem, Merl Stin

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**REGULAR MEETING 2025-02 February 12, 2025**

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**MEETING PROCEDURE:** Comments from the Public are welcome at two separate times during the course of the meeting: 1) Comments on items not scheduled on the agenda will be heard under public comments. 2) Comments on all scheduled Agenda items will be heard immediately following the presentation by Staff or the Petitioner. Please wait until you are recognized by the mayor and keep comments as brief as possible. The Town Board of Trustees will act on an Agenda item after comments from the Staff and the Public has been heard.

**The meeting was called to order by Mayor Gary D. White at 6:30 p.m.**

**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL:** Members were present. The appointment of Trustee will be moved down the agenda to allow one of the candidates to arrive to meeting.

**III. APPROVAL OF AGENDA:** The agenda was approved as presented. **A MOTION WAS MADE BY TRUSTEE BIWER** and seconded by Trustee Bassett to approve the agenda for regular meeting 2025-01. **Motion passed with a unanimous vote.**

**IV. CONSIDERATION OF MINUTE APPROVAL: Regular Meeting 2025-01 January 8, 2025:** The minutes were approved as presented. **A MOTION WAS MADE BY TRUSTEE BIWER** and seconded by Trustee Ferrell to approve the minutes for the regular meeting 2025-01. **Motion passed with a unanimous vote.**

**V. COMMITTEE REPORTS**

**Finance-** It is still early in the year, all seems to be smooth.

**Library-** No report.

**Parks and Cemetery-** No report.

**Water and Sewer-** PW is waiting on parts for a WWTP repair.

**Streets-** Sanding was done after the storm. There was not enough snow for plowing.

**Police-** Interim Chief Germer; 448 calls for service. 95 traffic stops and 50 citations. The Police Department is investigating 5 sexual assaults. One staff member will be leaving to move on to another opportunity. Two officers are on light duty. Police is working on a grant for plate readers.

**Special Projects –** No report.

**Planning Commission-** No report.

**Staff Reports:** Admin received a first draft of the audit. Attorney Scott is working on a reimbursement agreement with Poudre Valley Coop and the amended draft of a Water Services Agreement with North Weld County Water District.

- VI. APPROVAL OF ACCOUNTS PAYABLE: January 8 to February 12, 2025,** The accounts payable was approved as presented. **A MOTION WAS MADE BY TRUSTEE FERRELL** and seconded by Trustee Bassett to approve the accounts payable as presented. **Motion passed with a unanimous vote.**

**VII. REFERRALS REQUESTS AND PRESENTATIONS**

**1). Public Hearing for a Zoning Amendment, NCFRP 202001 LLC for Tract G Conestoga:** Planning Commission recommended for approval. The Public Hearing opened at 6:45 p.m. Brad Curtis gave the staff report stating the owner/applicant would like to rezone PUD Tract G from Commercial to Residential. It is the vacant lot north of Ziggy's. There were not responses to the referrals. No support or opposition was stated. The Public Hearing closed at 6:51 p.m. Board discussion was given, Trustee Ruff stated we should not rezone as more commercial is needed. Trustee Ferrell stated that we need more rooftops to get commercial interest. After discussion, **A MOTION WAS MADE BY TRUSTEE BIWER** and seconded by Trustee Ferrell to approve the zoning amendment for Tract G Conestoga from Commercial to Residential. **Motion passed with four (4) yes votes** and one (1) no vote, being Trustee Ruff.

**2). Site Plan Approval request for Godby Real Estate, 121 W Second Street:** Godby Real Estate would like to place a 4-plex multi family unit at 121 2<sup>nd</sup> Street, which would be a 13,000 sf modern style building. There will be a 2-car garage for each unit. This is a use by right in the Ault Municipal Code. The well, which is shared with the property owner to the north would be used for irrigation. Landscaping will be used between unit and neighbor to the north. After discussion, **A MOTION WAS MADE BY TRUSTEE BIWER** and seconded by Trustee Ruff to grant conditional approval, with the tap size, parking and well ownership satisfied pending staff approval. **Motion passed with a unanimous vote.**



3). **Request by JC Carpentry representing Wade and Penny Firestein 115 1<sup>st</sup> Ave for variances for post frame building for setback and height and steel panel fence:** Variance requests include building peak height, setbacks of building and steel fencing on alley. Neighbors provided letters stating no issue as long as property line is not compromised. After review, **A MOTION WAS MADE BY TRUSTEE BIWER** and seconded by Trustee Ruff to approve the requested variances. **Motion passed with a unanimous vote.**

4). **Consideration of a request for support for the Highland After Prom:** After discussion, **A MOTION WAS MADE BY TRUSTEE BIWER** and seconded by Trustee Bassett to approve \$250 for support to the Highland After Prom. **Motion passed with a unanimous vote.**

5). **Renewal of a Liquor License for El Centenario Family Mexican Restaurant LLC:** There have been no issues in the past year. **A MOTION WAS MADE BY TRUSTEE RUFF** and seconded by Trustee Ferrell to approve the renewal of the liquor license for El Centenario Family Mexican Restaurant. **Motion passed with a unanimous vote.**

**VIII. PUBLIC COMMENTS:** The purpose of the Public Comments Section of the Agenda is for members of the public to speak to Town Council on any subject not scheduled on the Regular Agenda. In order to accomplish scheduled agenda items, comments should be limited to a five-minute time period. Town Council shall make no decision or action, except to schedule the matter for Council discussion at a later date. ***THOSE ADDRESSING COUNCIL ARE REQUESTED TO COME TO THE PODIUM AND TO STATE THEIR NAME TO THE BOARD***

**Lisa Bugby, Director of Northern Plains Public Library, 216 2<sup>nd</sup> Street** stated she would like to pass out flyers for future support to add onto the Library. Some discussion took place regarding the possibility of Town owned lot as a potential site for a new Library.

**IX. OLD BUSINESS**

1). **Approval of RFP bid for CBDG grant project on 2<sup>nd</sup> Street with Northern Colorado Construction:** The CBDG Grant will assist with the upgrade of the water line on Second Street from Hwy 85 to First Avenue. The low bid for the project is Northern Colorado Constructors at \$156,149. After discussion, **A MOTION WAS MADE BY TRUSTEE BASSETT** and seconded by Trustee Ruff to approve the bid to Northern Colorado Constructors. **Motion passed with a unanimous vote.**

2). **Approval of RFP bid for IT Services with BehrTec:** Two bids were received and staff recommended Behr Tec, which was the low bid and had the most service options. After discussion, **A MOTION WAS MADE BY TRUSTEE FERRELL** and seconded by Trustee Ruff to approve the bid from Behr Tec for IT services. **Motion passed with a unanimous vote.**

3). **Approval of RFP bid for Auditor with Hinkle & Company PC:** The Board felt staff would have the best ability to determine the needs for the auditor and directed it back to staff to select. No other action was taken.

4). **Discussion of Contract Draft for Trash Services:** After discussion, the decision was made to table this item for further negotiation with Waste Management.

**X. APPOINTMENT OF TRUSTEE AND OATH OF OFFICE:** Caitlen Hathcock gave a brief introduction of herself and her interest in Trustee. Candice Clem introduced herself at the work session the week prior. The Board was given voting slips to vote for the candidate of their choice. Attorney Scott tallied the votes. Candice Clem had the most votes and was given the Oath of Office by Attorney Scott.

**XI. NEW BUSINESS**

1). **Consideration of 2025 fees for Development:** After review, **A MOTION WAS MADE BY TRUSTEE RUFF** and seconded by Trustee Bassett to accept the adjusted development fee increases as recommended by staff. **Motion passed with a unanimous vote.**

2). **Consideration of Ordinance 549 Regarding Local Regulations of Natural Medicine Businesses:** A MOTION WAS MADE BY TRUSTEE FERRELL and seconded by Trustee Bassett to approve Ordinance 549, allowing staff to add designation of where it will be placed in the Ault Municipal Code. **Motion passed with four (4) yes votes** and one (1) abstention, being Trustee Clem.

3). **Approval of Agreements for Permanent Water Line and Permanent Sewer Line for Poudre Valley Coop:** After discussion, A MOTION WAS MADE BY TRUSTEE BIWER and seconded by Trustee Ferrell to approve the easement agreement with Poudre Valley Coop with allowed use of crossings only, there will be no parallel use. **Motion passed with four (4) yes votes** and one (1) abstention, being Trustee Clem.

A MOTION WAS MADE BY TRUSTEE BIWER and seconded by Trustee Ferrell to enter into executive session per CRS 24-6-402 (4)f, CRS 24-6-402(4)e(I), CRS 24-6-402(4)(b). **Motion passed with four (4) yes votes** and one (1) abstention, being Trustee Clem.

Regular meeting was adjourned by Mayor White at 8:05 p.m.

#### EXECUTIVE SESSION

- (1) C.R.S. § 24-6-402(4)(f) of the Colorado Revised Statutes for discussion of a personnel matter.
- (2) C.R.S. § 24-6-402(4)(e)(I) to determine positions relative to matters that may be subject to negotiations, developing a strategy for negotiations, and instructing negotiators.
- (3) C.R.S. § 24-6-402(4)(b) to seek the advice of the Council's attorney on said matters.

Regular meeting was reconvened at 8:37 p.m. by Mayor White.

A MOTION WAS MADE BY TRUSTEE RUFF and seconded by Trustee Biwer to offer the position of Police Chief to Dakota Germer and to allow administrative staff to finalize the negotiation of the contract. **Motion passed with a unanimous vote.**

*With no further business to come before the Board, the meeting was adjourned at approximately 8:40 p.m.*



Sharon Sullivan  
Town Administrator/Clerk

TOWN OF AULT

  
Gary D. White, Mayor