



**MEMORANDUM**

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Date: February 19, 2013 – 8:30 a.m. work session  
To: Mayor Stephens and City Council  
From: Dara MacDonald  
RE: General items

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We have a number of items for discussion during the work session. In light of the lengthy list, I am providing this memo highlighting items I will be bringing to Council’s attention on Tuesday morning.

- I. Review agenda for 6:00 p.m. regular meeting
  - II. Xcel Banner Policy Update
  - III. Upcoming meetings
  - IV. 9:20 Interviews for Boards and Commissions.
- I. Review agenda for 6:00 p.m. regular meeting.

**II. Xcel banner policy update**

You may recall that last year Xcel notified all of their Colorado municipal customers that no attachments to streetlights were going to be permitted after December 2012 with the exception of police-related signs. Following several months of working with CML and a panel of municipal representatives, Xcel has changed their position. They will now work with municipalities to allow attachments within certain parameters.

Salida has submitted a list of streetlights that we may wish to attach items to including banners, holiday decorations, wayfinding signs, etc. Xcel will inspect these streetlights and work with the manufacturer to determine a wind load limit for each streetlight. The City will then be responsible for ensuring that any attachments do not exceed the wind load for each streetlight. As part of this process, each municipality will be expected to enter into a MOU with Xcel regarding use of the streetlights. A draft MOU is currently being review by CIRSA, CML and a panel of municipal representatives.

**III. Downtown Parking update**

The vacant lot at the corner of E Street and Sackett is unavailable at this time for lease by the City. Instead, the owner, Morgan Jones, is going to pursue private parking arrangements with downtown businesses and make the lot available for a fee during events. Mr. Jones has expressed that if this arrangement does not work out, he would be interested in speaking with the City in the future. Regardless, this should help to alleviate some of the parking pressure downtown.

Ron Mazzeo and his partners in the vacant lot on W. 1<sup>st</sup> Street came back with a price of \$10,000 per year to lease their lot to the City. The price offered last year was \$6,000. Their lot could hold 65 parking stalls as shown on the attached map provided by Mr. Mazzeo. Mr. Mazzeo also stated that the City would have to be responsible for obtaining an access permit from CDOT and making any associated improvements.

I spoke with the Union Pacific again on February 6<sup>th</sup>. They have again changed their lease rate, lowering it to \$0.75 per sq. ft. We have drafted a few parking schemes that show roughly how many parking spaces could be had for \$10,000 per year, \$15,000 and \$20,000. While the designs are rough, it appears that more spaces are possible at this site than at the 1<sup>st</sup> Street site and that we could incorporate some parking for oversized vehicles.

Terms with the Union Pacific would be year to year with a 30-day termination clause. They would require perimeter fencing around the parking lot and are willing to review options for what that fencing might look like if we would prefer anything other than 6' chain link. The price per sq ft would remain at \$0.75 regardless of how large of an area we would like to lease.

At either site, the City should consider the installation of parking blocks to help organize the area and define parking spaces.

The Union Pacific also stated that their network planning team is interested in engaging in more serious conversations about an at-grade, non-motorized crossing at the end of F Street.

#### **IV. Comprehensive Plan**

The Comprehensive Plan has been reviewed by the Planning Commission and a draft is now available for the Council and the public. There was a public meeting to discuss the document at the SteamPlant on February 12<sup>th</sup>. Council is being asked to provide their initial feedback and comments for staff during the work session on February 19<sup>th</sup>. The plan is scheduled to go back to the Planning Commission for approval at the end of the month. Council adoption is tentatively scheduled for March.

#### **V. Upcoming meetings and events**

#### **VI. Interviews beginning at 9:20**

**9:20** – Hayden Mellsop – NRC Board

**9:40** – Jim Miller – NRC Board

**10:00** – Dwight Cocovinis – Planning Commission

**10:10** – Jon Fritz – Recreation Advisory Board

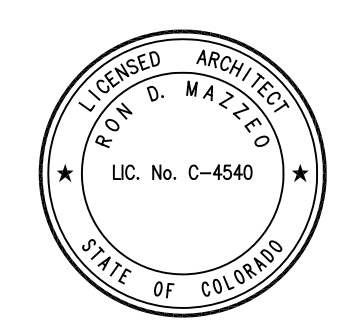
**10:20** – Fred Klein- Board of Adjustment



**RON MAZZEO**  
**ARCHITECT**  
ARCHITECTURE/PLANNING

132 F STREET  
SALIDA, COLORADO 81201  
(719) 539-4207

**PROPOSED PARKING**  
**323 WEST 1ST STREET**  
**SALIDA, CO**



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**REVISIONS**

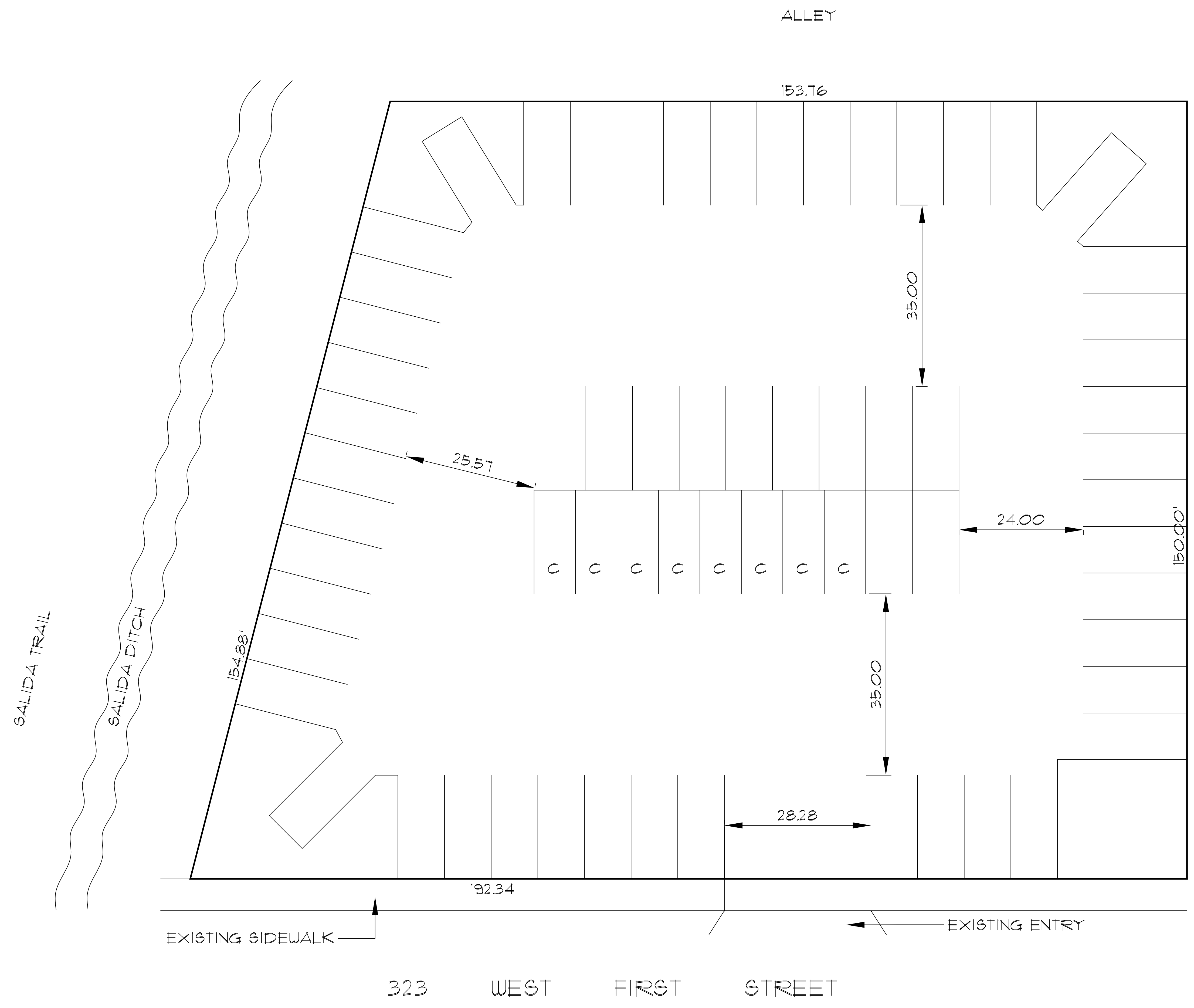
NO.	DESCRIPTION	DATE

**PARKING LOT**

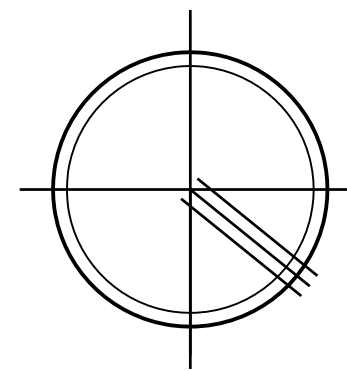
JOB NO.	-----
DATE	07/23/12
DESIGN BY	R.MAZZEO
DRAWN BY	KEZ

**SHEET NUMBER**

**A100**



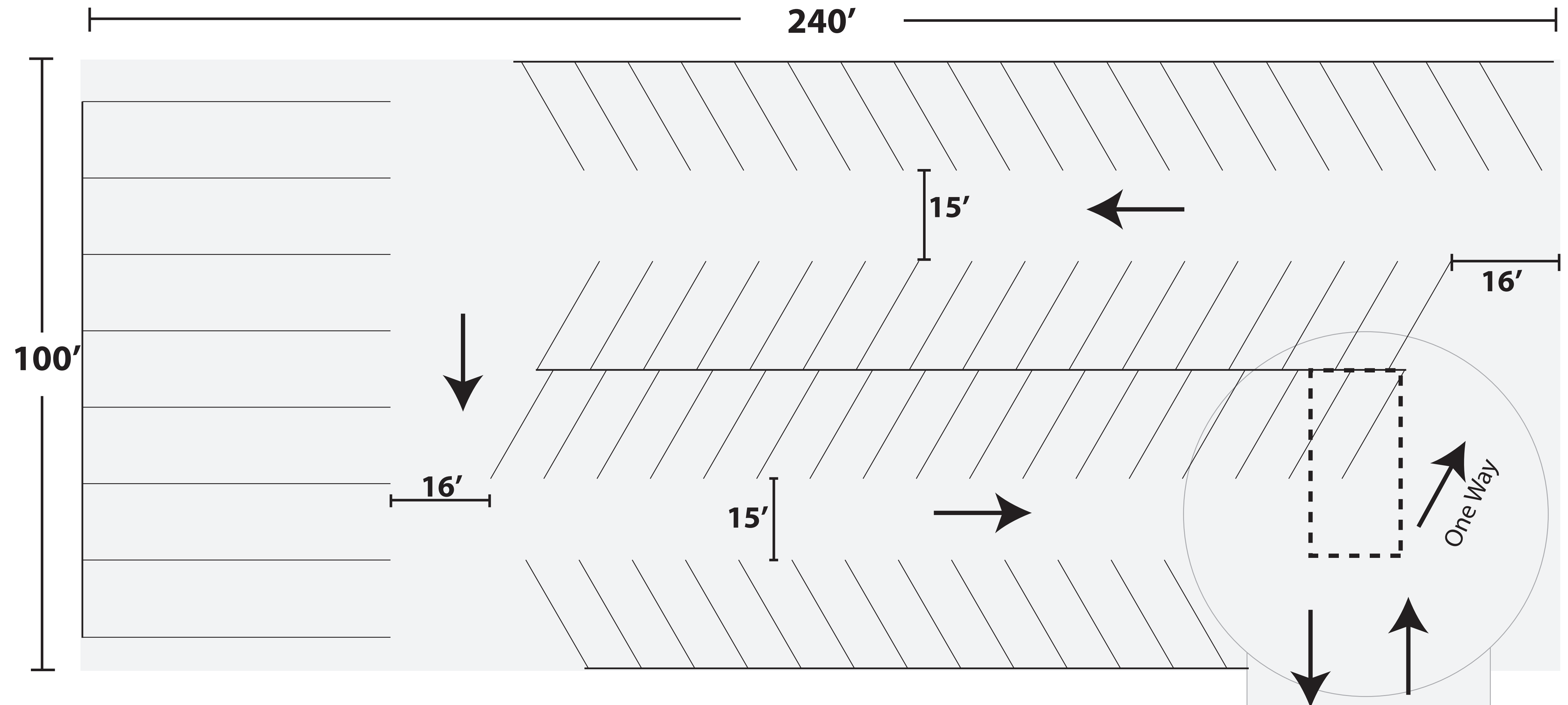
**STALLS:**  
51 STANDARD 9'X20' STALLS  
8 COMPACT 8'X20' STALLS  
65 TOTAL STALLS



**PARKING PLAN**

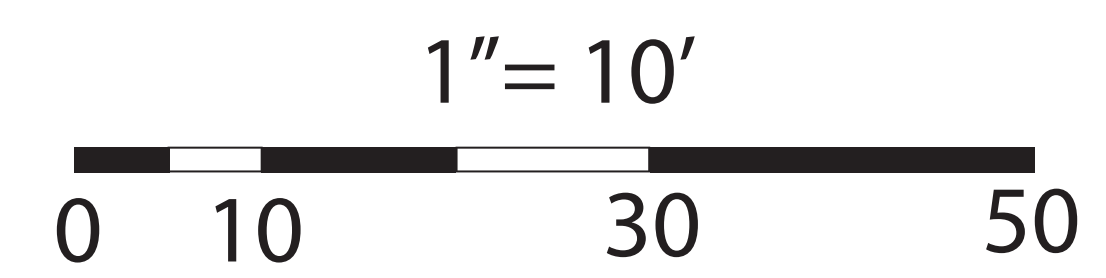
SCALE: 1" = 10'-0"

# \$10,000 Per Year Option

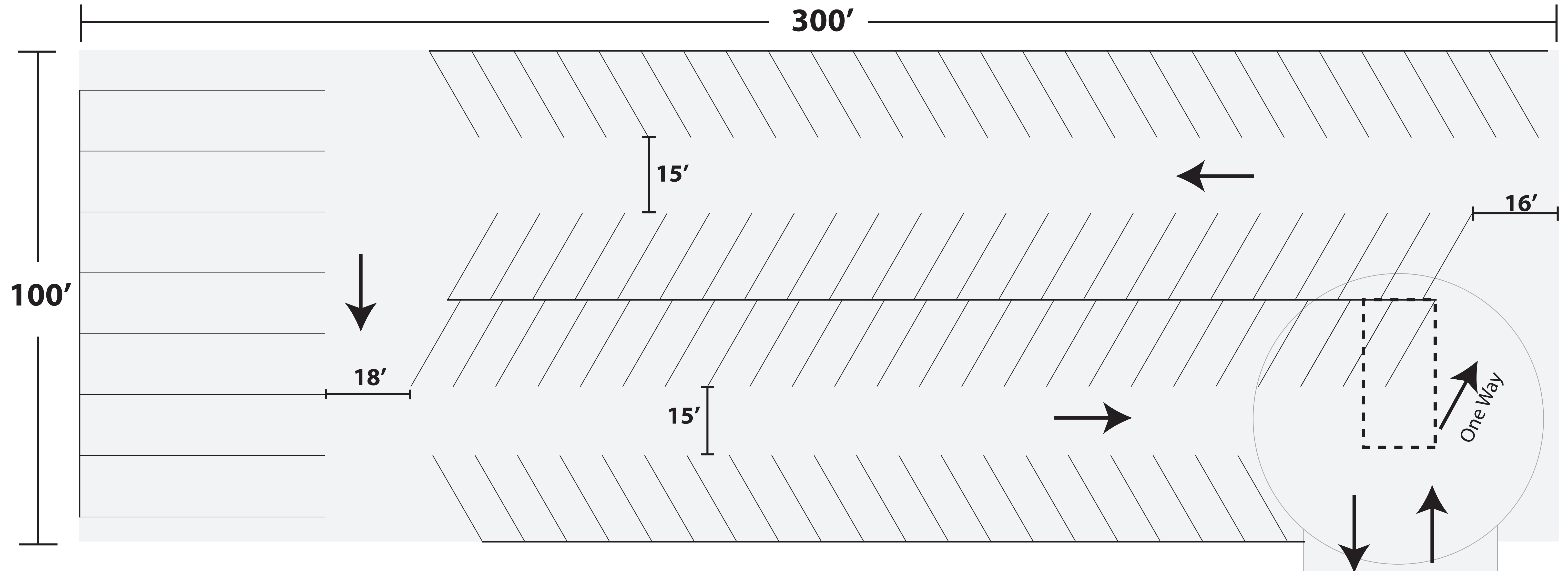


**62** Parking Spaces 20' x 10'  
**7** Oversized Parking Spaces 50' x 12'

 Possible Train Location



# \$15,000 Per Year Option

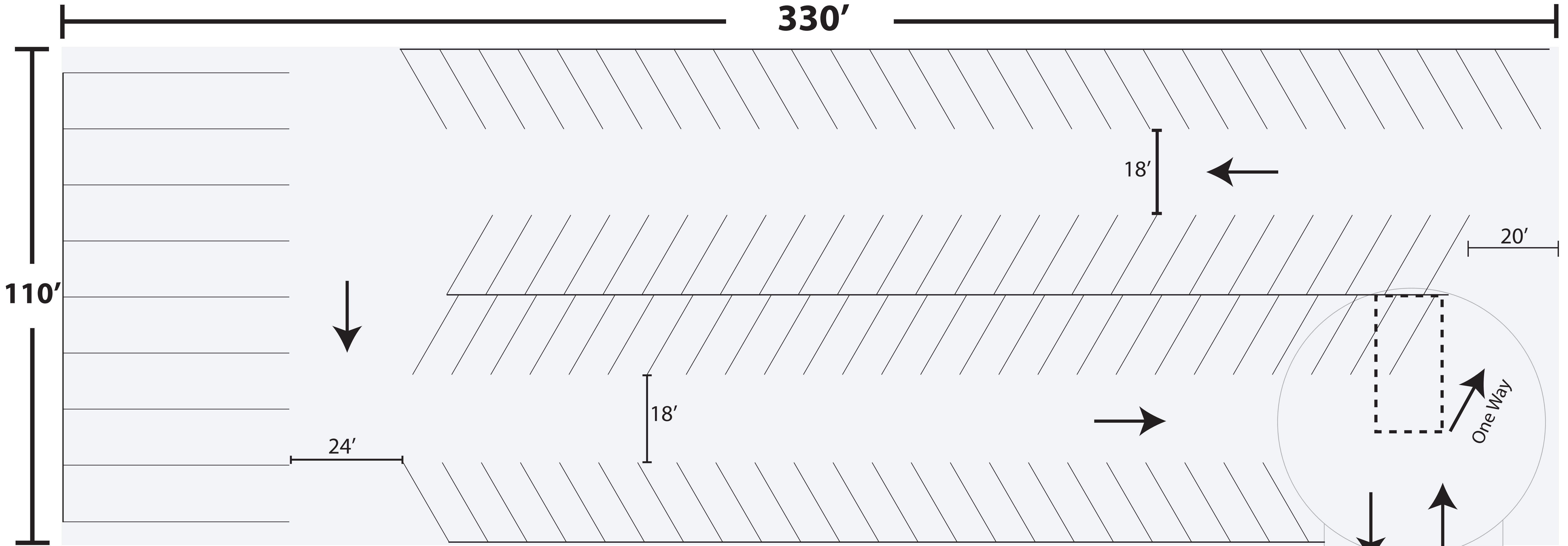


**90** Parking Spaces 20' x 10'  
**7** Oversized Parking Spaces 50' x 12'

 Possible Train Location

1" = 10'  
0 10 30 50

# \$20,000 Per Year Option



**100** Parking Spaces 20' x 10'  
**8** Oversized Parking Spaces 50' x 12'

 Possible Train Location

1" = 10'  
0 10 30 50