



## MEETING MINUTES OF THE CITY COUNCIL

City Council Chambers  
448 East 1<sup>st</sup> Street, Room 190  
City of Salida, Colorado  
Tuesday, August 16, 2016 6:00 p.m.

### I. REGULAR MEETING CALLED TO ORDER –

### II. PLEDGE OF ALLEGIANCE – Led by Mayor Jim LiVecchi

### III. ROLL CALL

All members of the City Council and staff were present.

### IV. PRESENTATION

#### a. Chaffee County Housing Trust (Read McColloch)

McColloch gave a presentation regarding one possible solution to the affordable housing issue in Salida.

The City Council was in favor of providing a letter of support.

### V. CITIZEN PARTICIPATION – *Citizen participation is for items not on the agenda and for agenda items that are not scheduled public hearings.*

James Miller of Salida stated that he has spoken before to tell Council to follow their own rules. Miller stated that a lot of mistakes have been made and they are about to make another regarding the NRCDC, specifically item #4 on the Council Agenda. He stated that if the NRCDC can have a legal meeting and make a recommendation to the City Council. Miller stated that the only authority the Council has is to appoint and dismiss directors of the NRCDC Board at will. Miller read from the bylaws and stated that the number of voting members shall be seven to serve staggered two year terms. Miller stated that a minimum quorum is always four members. Miller continued to state the majority of directors shall constitute a quorum for the transaction of business at any meeting of the Board of Directors and the vote of the majority of the Board of Directors present in person at a meeting with a quorum present shall be the act of the Board of Directors. Miller stated that if less than a quorum is present at a meeting, the majority of the Directors present may adjourn the meeting from time to time without further notice. Miller stated that other than an announcement at a meeting until a quorum is present, no Directors may vote or act by proxy at the meeting of the Directors. Miller stated that the actions taken by the NRCDC since the resignation of three of the Directors is invalid and has no standing according to the Bylaws. Miller stated that if the Council proceeds with acting upon any of the recommendations, then he will ask for a temporary restraining order in District Court.

Vern Davis of Salida stated that Chapter 16 was changed in 2012 regarding the lot coverage. He stated that Rabe had referenced the possibility for the need for an enterprise storm water fund. Davis also stated that the recorded meeting videos are running for a long time before the meeting starts.

Ken Matthews of Salida stated that he is a Board Member for the Chaffee County Housing Trust stated that he was thankful for the letter of support. Matthews stated that he has attended a number of Council Meetings

and the NRCDC Board meeting. He stated that the NRCDC was looking for direction on establishing what affordable housing and felt that the Council could initiate that dialog with the NRCDC.

Greg Follet of Salida stated that he is a member of the Chaffee County Housing Trust Board. He thanked the Council for their support and stated that if the Council has questions, Read can answer them.

Allison Brown of Salida stated that she is a part of a group of citizens in support of a Council Manager form of government. She continued to state that a petition with at least five percent of the registered electors would need to sign the petition for it to appear on the ballot. She hoped that representatives from DOLA, CML and the City Administrator could attend. She stated that DOLA and CML would only attend if they were invited by the governing body. Brown passed out the letter to Council.

## VI. SCHEDULED ITEMS

06:36:55

### 1. Consent Agenda (Christian Samora)

- a) Approval of Agenda
- b) Approval of Minutes – August 02, 2016
- c) Salida SteamPlant Event Center Special Events Liquor Permit
- d) 2016 Vapor Trail – September 10-11, 2016
- e) 2016 Asphalt Replacement Project
- f) 2016 Slurry Seal Project

Mayor LiVecchi stated that item #7 should be moved to #3.

Granzella stated that the minutes should have stated that the Little River Hearing was continued. Granzella also requested more detailed information regarding the asphalt project. Bowers also requested the same information.

**Granzella motioned to approve with the revision to the August 16, 2016 minutes. Rogers seconded the motion. With all in favor, THE MOTION CARRIED.**

06:40:05

### 2. Fire Station Repair Bid Award (Doug Bess)

Bess gave an introduction and provided background information.

**Rogers motioned to approve the bid award in an amount not to exceed \$5,514. Bowers seconded the motion. With all in favor, THE MOTION CARRIED.**

06:44:22

### 3. Aquatic Center Recreation Office Renovation (Theresa Casey)

Resolution 2016-71 approving the award of an agreement for the 2016 Recreation Office Renovation Project and authorizing the City Mayor to enter into a professional services agreement between the City of Salida and KW Construction, LLC

Casey gave a presentation and provided background information.

**Granzella motioned to approve Resolution 2016-71, a resolution of the City Council, City of Salida, approving the award of an agreement for the 2016 Recreation Office Renovation Project and authorizing the City Mayor to enter into a professional services agreement between the City of Salida and KW Construction, LLC not to exceed \$6,800. Brown Kovacic seconded the motion. With all in favor, THE MOTION CARRIED.**

06:47:30

**4. Allocation of Sales Tax Revenues, 1<sup>st</sup> Reading (Steve Rabe)**

Ordinance 2016-16 to provide for a change in the disposition in sales and submitting this ordinance for approval of the registered voters

Rabe gave an introduction and provided background information. Rabe stated that he compiled the recommendations and drafted the ordinance. He stated that a lot of the language and verbiage comes from the draft that was created by Council Member Brown. Rabe pointed out that at the 8/15 work session, the Council did not desire to create the contingency fund.

Rogers stated that other amendments may be made. Rogers suggested putting the contingency back into economic development.

Brown stated that he understands that it is simply not creating a special revenue fund.

Rabe stated that to honor Rogers' request would actually pull the 3% out of the revenues and allocated to the economic development fund.

Brown-Kovacic stated that she is very concerned about only allocating 2% to the economic development fund. Brown-Kovacic stated that she is concerned that the majority of the funds will go to operate the airport.

Brown stated that he agreed to remove the airport from the Economic Development Fund and consider the airport costs in the annual budget as a general fund expenditure.

Rabe clarified that the airport would be removed and section "d" would be removed completely.

Brown-Kovacic stated that she is concerned about mixing the sewer and water infrastructure with the streets funds.

Brown stated that he would oppose a change that would overturn the Carlisle Farney language.

Brown-Kovacic stated that she saved a memo from Farney discussing the initiative. She stated that the argument was that not a lot of people paid attention to the phrase regarding the other infrastructure.

Granzella stated that he was in agreement with the removal of the airport and removing "d".

Rogers stated that she is troubled by the streets including the water and sewer lines. She stated that she wants to trust the current and future councils to maintain the enterprise status. Rogers stated that she wants consensus.

Brown Kovacic stated that there is a street plan and at least a million a year needs to go in to cover streets. Brown Kovacic stated that it is going to take all of the money just to work on the streets. She stated that Salmi stated that as soon as the streets are finished, the process will start over.

Hallett stated that she wanted some clarification. She stated that there is an option to use general fund for more money and felt the public wanted a guarantee that so much will be spent on streets.

Rogers stated that the Council also has to be aware that the City is annexing more and more property that will be more and more streets that need to be taken care of.

Bowers felt that the infrastructure needs to be left in the language.

Brown asked when the public hearing would be.

**Brown motioned to approve Ordinance 2016-16 an ordinance of the City Council, City of Salida to provide for a change in the disposition in sales and submitting this ordinance for approval of the Meeting Minutes August 16, 2016**

registered voters and set the public hearing be set for September 6<sup>th</sup> with the modifications discussed. Granzella seconded the motion. In a 4-2 roll call vote, **THE MOTION CARRIED.** Hallett and Brown-Kovacic had the dissenting votes.

07:13:00

**5. NRCDC Board** (Steve Rabe)

- a. **Amendment of SNRCDC Bylaws** (Steve Rabe)  
Resolution 2016-68 approving an amendment to the bylaws of the Salida Natural Resource Center Development Corporation
- b. **Establish Process for Filling Vacancies** (Steve Rabe)

Rabe gave an introduction and provided the background information and clarified the minimum number of members.

Bowers felt maybe it should be tabled.

Brown-Kovacic was in agreement to table the item. Brown-Kovacic stated that there are alternates and she did not know if it was appropriate.

**Brown motioned to continue the item to the next City Council meeting. Bowers seconded.**

Granzella stated that who qualifies as a resident needs to be defined. Rabe stated that he felt it was someone who was eligible to vote in the City.

Hallett stated that she was curious why there has been an exception regarding the resident requirement.

Rogers stated that it was a Board and not a Committee.

Brown Kovacic stated that you just need to be a resident of the County for the Historic Preservation Board.

**With all in favor, THE MOTION CARRIED.**

07:20:37

**6. Dedication of Fred Lowry Arkansas River Park** (Steve Rabe)  
Resolution 2016-69 changing the name of the Salida River Trail to Fred Lowry Arkansas River Park

Rabe gave an introduction and provided background information.

Granzella asked if it was just the trail or if it was the whole river.

Bowers stated that is why he suggested that it be Fred Lowery Arkansas River Park.

**Bowers motioned to approve the Resolution 2016-69, a resolution of the City Council, City of Salida changing the name of the Salida River Trail to Fred Lowry Arkansas River Park. Rogers seconded the motion. With all in favor, THE MOTION CARRIED.**

07:24:00

**7. Wikoff Quit Claim Deed** (Steve Rabe)  
Resolution 2016-70 approving a quit claim deed and scope of work for the Wycoff property

Rabe gave an introduction and provided background information.

Bowers stated that he had an issue brought forward. He stated that the property may have already been a

matter of issue.

Rabe stated that unless there was something formal filed with the County, the property would still belong to Wycoff.

**Rogers motioned to approve the Resolution 2016-70, a resolution of the City Council, City of Salida approving a quit claim deed and scope of work for the Wycoff property. Brown-Kovacic seconded the motion. With all in favor, THE MOTION CARRIED.**

#### **11. Administrator & Deputy City Clerk**

- Interim City Administrator Report – Steven Rabe  
Granzella asked about the UV Project.  
Rabe stated that the City is very fortunate to be in the position that they are.
- Deputy City Clerk Report – Christian Samora

#### **12. Elected Official Reports**

- City Clerk – Betty Schwitzer
- City Treasurer – Theresa Cortese – Sales Tax Report
- City Council- Michael Bowers, Hal Brown , Cheryl Brown-Kovacic, Rusty Granzella, Melodee Hallett and Eileen Rogers.  
Bowers stated that the diagonal parking on F Street seems to be problematic. He felt there was a problem and the potential for someone to get seriously injured. Bowers also referenced the speed bump on F Street. Bowers stated that the divots on Highway 50 are a danger and he almost struck a pedestrian. He would like to see one button activate both side of the cross walk.  
LiVecchi stated that he has spoken to Salmi regarding the angle parking and compact-only signs will be placed.  
Bowers asked what has been done to contact Union Pacific for the east side of the F Street Parking.  
Granzella stated that he wanted to add to the issue with the bike lanes.  
Hallett stated that she was in agreement with the turn lane by McDonald's.  
Hallett stated that she was concerned with the timing on the Manager & Administrator conversation.  
Rogers stated that it is a good idea for the community to discuss the City Administrator and City Manager options.  
Brown-Kovacic was also in support of the Manager & Administrator discussion.
- Mayor – James LiVecchi  
Mayor LiVecchi will be gone the first week in October.

### **VII. NEW BUSINESS**

Hallett would like a discussion regarding written policies.

Brown was in agreement.

Brown-Kovacic felt it could be a big job, but felt that the start should be with policies that the City does not have.

Mayor LiVecchi received a letter requesting that a Council Member be on the Salida Housing Authority Board.

Mayor LiVecchi spoke to the tree Board to take care of dead trees. LiVecchi stated that there is a need for the funding.

### **VIII. OLD BUSINESS**

Brown-Kovacic stated that at one point there was a moratorium for vacation rentals. Brown-Kovacic stated that she felt it would be a good time to have it on the agenda again. She also stated that she wanted to know the status of the market wage adjustments.

LiVecchi stated that a letter was received from Ms. Freeman regarding the recycle center and that Thursday morning the Administrator will be at the SBA Meeting.

**IX. ADJOURN -**

**Brown motioned to adjourn. Rogers seconded the motion. With all in favor, THE MOTION CARRIED.**

[SEAL]

Deputy City Clerk



James LiVecchi  
Mayor