



**MEETING OF THE CITY COUNCIL**  
City Council Chambers  
448 East 1<sup>st</sup> Street, Room 190  
City of Salida, Colorado  
Tuesday, March 19, 2013 6:00 p.m.

**I. MEETING CALLED TO ORDER**

**II. PLEDGE OF ALLEGIANCE** – Led by Mayor Don Stephens

**III. ROLL CALL**

Present at roll call were Mayor Don Stephens and Council Members Tom Yerkey, Steven Stewart, Jim McCormick, Keith Baker, Jay Moore and Mike Bowers. Also present were City Administrator Dara MacDonald, Deputy City Clerk Audrey Gilpin, City Clerk Betty Schwitzer, City Treasurer Eileen Rogers, and City Attorney Karl Hanlon.

**IV. CITIZEN PARTICIPATION** – 3 minute time limit

Vern Davis of Salida said he remembered when Michael Korn suggested that after citizen participation council should take a 5 to 10 minute break for them to answer citizen's questions, and he suggested council start doing this. He said if he and Nancy Dominick are not to discuss the Dominick Water Supply case then council should not talk about the case in public either.

Billy Carlisle of Salida said there was not adequate public comment during the March 5, 2013 council meeting regarding having Chaffee County residents on the Salida Natural Resource Development Corporation Board. to have county residents on NRC board.

Monika Griesenbeck of Salida said the November 2013 election is important because of several openings for council seats. She encouraged council to consider an increase in compensation for council members.

Melodee Hallett of Salida said there's poor transparency and quality of policy in several local political organizations.

Bill Hudson of Salida said during an interview with Gilpin, she mentioned his publicly stating he felt the election was not handled well. He said he was only critical of the decision to use a machine count and not a hand count.

**V. PRESENTATION**

**1. 2012 Annual Report on Building Activity – Bill Paradise**

Paradise presented a report on 2012 building activity. He distributed a handout to council for the record.

**2. Formation of a Water Storage Authority – Terry Scanga, Upper Arkansas Water Conservancy District**

Scanga encouraged council to consider forming a water storage authority.

**VI. SCHEDULED ITEMS**

- 1. Consent Agenda** (Audrey Gilpin)
  - a. Approval of Agenda
  - b. Approval of Minutes: March 5, 2013
  - c. Public Property Request and Fee Waiver for Tenderfoot Climb to Conquer Cancer May 4, 2013.
  - d. Recreation Advisory Board Appointment Correction in Resolution Number Resolution 2013-17 approving a citizen appointment to the Recreation Advisory Board.

**Stewart motioned to combine and approve the consent agenda. Baker seconded the motion. With all in consensus, THE MOTION CARRIED.**

- 2. Parking Lot Lease with RJPA, LLC at 323 West First Street 2<sup>nd</sup> Reading and Public Hearing** (Dara MacDonald)  
Ordinance 2013-05 approving a commercial property lease for a parking lot located at 323 West First Street with RJPA Holdings, Inc.

MacDonald referenced a memo provided in the city council packet for the record.

Stephens opened the public hearing. There were no comments. Stephens closed the public hearing. McCormick asked if there could be signs on 2<sup>nd</sup> and 3<sup>rd</sup> Streets directing people where to park their RVs and cars.

MacDonald said staff will try to work his request into the wayfinding signage plan.

**Stewart motioned to approve Ordinance 2013-05, an ordinance of the City Council of the City of Salida, Colorado, approving a commercial property lease for a parking lot located at 323 West First Street with RJPA Holdings, LLC, and ordering the ordinance be published by title only. Yerkey seconded the motion. With all in consensus, THE MOTION CARRIED.**

- 3. Landmark Designation of the 1911 Kissel Fire Truck at the Salida Fire Department, 124 E Street 2<sup>nd</sup> Reading and Public Hearing** (Michael Yerman)  
Ordinance 2013-06 designating a 1911 Kissel fire truck an historic local landmark.

Yerman referenced a memo provided in the city council packet for the record.

Doug Bess, Salida Fire Chief, discussed plans for refurbishing the truck and engine.

Stephens opened the public hearing. No one spoke. Stephens closed the public hearing.

**Baker made a motion to approve Ordinance 2013-06, an ordinance of the City Council of the City of Salida, designating the 1911 Kissel Fire Engine as a local historic landmark, and ordering the ordinance to be published by title only. Moore seconded the motion. With all in consensus, THE MOTION CARRIED.**

- 4. Landmark Designation of the Cowen Dairy and Home Property at 701 E U.S. 50 2<sup>nd</sup> Reading and Public Hearing** (Michael Yerman)  
Ordinance 2013-07 designating the Southwest Conservation Corp. property at 701 East U.S. 50 a local historic landmark.

Yerman referenced a memo provided in the city council packet for the record.

Julie Mach with the Southwest Conservation Corp gave a brief history of the property. Stephens opened the public hearing. No one spoke. Stephens closed the public hearing.

**Stewart motioned to approve Ordinance 2013-07, an ordinance of the City Council of the City of Salida, Colorado, designating the site at 701 East Highway 50 as a local historic landmark, and ordering the ordinance to be published by title only. Bowers seconded the motion. With all in consensus, THE MOTION CARRIED.**

5. **Addition of Section 16-8-130 to Chapter 16 of the Salida Municipal Code 2nd Reading and Public Hearing** (Michael Yerman)  
Ordinance 2013-08 enacting Section 16-8-130 of the Salida Municipal Code.

Yerman referenced a memo provided in the city council packet for the record. Stephens opened the public hearing. No one spoke. Stephens closed the public hearing.

**Baker made a motion to approve Ordinance 2013-08, an ordinance of the City Council of the City of Salida, Colorado, enacting Section 16-8-13 Eaves, Architectural Projections, At-grade Structures and Covered Porches into the Salida Municipal Code and ordering the ordinance to be published by title only. Stewart seconded the motion. With all in consensus, THE MOTION CARRIED.**

6. **Scout Hut Optional Premise Liquor License and Public Hearing** (Audrey Gilpin)  
Gilpin referenced a memo provided in the city council packet for the record.  
Stephens opened the public hearing.  
Billy Carlisle of Salida asked who will manage the liquor license.  
Gilpin said SteamPlant staff.  
Stephens closed the public hearing.

**Baker made a motion to approve the Optional Premise License for the City of Salida dba The Scout Hut at 210 East Sackett. Stewart seconded the motion. With all in consensus, THE MOTION CARRIED.**

7. **Union Pacific Parking Lot Lease 1<sup>st</sup> Reading** (Dara MacDonald)  
Ordinance 2013-09 approving a lease with Union Pacific Railroad Company.

MacDonald referenced a memo provided in the city council packet for the record. Billy Carlisle of Salida said that locals will appreciate the parking. Melodee Hallett of Salida thanked staff for pursuing parking. She asked if it were local suppliers would be utilized for fencing and if the City pays for Department of Corrections labor. MacDonald said we do not pay for the Department of Corrections. She said the City will use local suppliers.

**Baker made a motion to approve Ordinance 2013-09, an ordinance of the City Council of the City of Salida, Colorado, approving a lease with the Union Pacific Railroad Company, setting the public hearing for April 2, 2013 and ordering the ordinance to be published in full. Yerkey seconded the motion. With all in consensus, THE MOTION CARRIED.**

8. **Department of Motor Vehicle Lease for Toubert Building 1<sup>st</sup> Reading** (Jan Schmidt)  
Ordinance 2013-10 approving a lease agreement for property located at 448 East 1<sup>st</sup> Street with the Colorado Department of Revenue, Division of Motor Vehicles.  
Schmidt referenced a memo provided in the city council packet for the record.

Stewart motioned to approve Ordinance 2013-10, an ordinance of the City Council of the City of Salida, Colorado, approving a lease agreement for property located at 448 East First Street with the Colorado Department of Revenue, Division of Motor Vehicles, setting a public hearing for April 2, 2013 and ordering the ordinance be published in full. Moore seconded the motion. In a 5-1 vote, **THE MOTION PASSED**. McCormick had the dissenting vote.

**9. Chisholm Park Pavilion Project Construction Agreement** (Theresa Casey)

Resolution 2013-18 approving the Chisholm Park Pavilion Construction Agreement with Diesslin Structures, Inc.

Casey referenced a memo provided in the city council packet for the record.

**Baker made a motion to approve Resolution 2013-18, a resolution of the City Council of the City of Salida, Colorado, approving the award of a Construction Agreement for the Chisholm Park Pavilion Project and authorizing the City Administrator to enter into a Construction Services Agreement between the City of Salida and Diesslin Structures, Inc. for the construction of the Chisholm Park Pavilion Project. Bowers seconded the motion. With all in consensus, THE MOTION CARRIED.**

**10. Historic Preservation Citizen Appointment** (Michael Yerman)

Resolution 2013-19 approving citizen appointments to the Historic Planning Commission.

Yerman referenced a memo provided in the city council packet for the record.

**Stewart motioned to approve Resolution 2013-19, a resolution of the City Council for the City of Salida, Colorado, approving the appointment of Thaddeus Hust as a member of the Historic Preservation Commission. Moore seconded the motion. With all in consensus, THE MOTION CARRIED.**

**11. Consideration of Property Management Agreement with the SNRCDC** (Dara MacDonald)

Resolution 2013-20 approving the property management and financial services agreement with the Salida Natural Resource Center Development Corporation authorizing the Mayor of the City of Salida to execute the same.

MacDonald referenced a memo provided in the city council packet for the record.

Billy Carlisle of Salida asked who compiled how much maintenance cost of the Forest Service would be.

MacDonald said the numbers are estimates based on cost of the Touber Building.

Bill Hudson of Salida asked if a private company would provide services.

Yerkey said a private company will provide janitorial services.

**Yerkey made a motion to approve Resolution 2013-20, a resolution of the City Council of the City of Salida, Colorado, approving a property management agreement between the City and the Salida Natural Resource Center Development Corporation to oversee management and operations of the U.S. Forest Service facility. Stewart seconded the motion. With all in consensus, THE MOTION CARRIED.**

**Baker made a motion to continue the meeting past 8 p.m. Bowers seconded the motion. With all in consensus, THE MOTION CARRIED.**

**12. Camping in Centennial Park for Ride the Rockies** (Theresa Casey)

Resolution 2013-21 approving overnight camping in Centennial Park beginning 8 a.m. on June 13, 2013 until 9 a.m. on June 14, 2013 for Ride the Rockies participants and support personnel.

Casey referenced a memo provided in the city council packet for the record.

**Stewart motioned to approve Resolution 2013-21, a resolution of the City Council of the City of Salida, Colorado, approving overnight parking and camping in RVs at Centennial Park**

beginning June 13, 2013 at 8 a.m. until June 14, 2013 at 9 a.m. for Ride the Rockies participants and support personnel provided that no vehicle idling or generator use will be allowed between 10 p.m. and 7 a.m. Yerkey seconded the motion. With all in consensus, **THE MOTION CARRIED.**

### 13. Administrator/City Attorney/Deputy City Clerk

a. City Administrator Report – Dara MacDonald

1.) DOLA Energy and Mineral Impact Grant for Water Treatment Plant

**Yerkey motioned to approve applying for the DOLA Energy and Mineral Impact Grant for the Water Treatment Plant. Moore seconded the motion. With all in consensus, THE MOTION CARRIED.**

2.) Heart of the Rockies Chamber of Commerce Community Funding Request.

MacDonald said the Chamber is requesting \$275 from the community support request funds for an event held at the SteamPlant.

**Baker made a motion to appropriate \$275 for the Heart of the Rockies Chamber of Commerce community support request. Moore seconded the motion. With all in consensus, THE MOTION CARRIED.**

3.) Marvin Park User Fee for the Salida School District

MacDonald said staff was working with the Salida School District regarding an agreement for use of Marvin Park. She asked council for direction in amending the fee schedule for use of the park. Council gave staff direction amend the fee. MacDonald said an amended agreement will be brought to council at a future meeting.

4.) Bike Racks in Parking Spaces

MacDonald asked council for approval to spend \$3,000 on installing bike racks in two parking spaces where there is bike congestion. MacDonald said council has approved two parking leases, allowing for about 120 new parking spaces.

Bowers said he likes bicycles and bicyclists but does not believe two parking spaces downtown should be removed for bike parking.

Bill Hudson of Salida said while he usually agrees with Bowers, he said giving up a couple of parking spaces downtown will promote the bike friendly town he moved here for.

Jim Miller of Salida agreed with Hudson and said the bike racks would be an asset to downtown.

**Stewart motioned to spend \$3,064 on bike racks. Moore seconded the motion. In a 5-1 vote, THE MOTION PASSED. Bowers had the dissenting vote.**

b. City Attorney Report – Karp, Neu, Hanlon, PC – No report.

c. Deputy City Clerk Report – Audrey Gilpin – No report.

### 14. Elected Official Reports

a. City Treasurer – Eileen Rogers

Rogers said Salida and Chaffee County's positive trend for sales tax collections continued into the first month of 2013. Salida collected \$ 284,842 in City in January. Collections increased \$28,629, or 11.2%, compared to the same period in 2012.

She said Salida's share of the Chaffee County tax was \$93,330 in January. Compared to 2012, the January revenue allocation increased \$12,025, or 14.8%.

b. Mayor – Don Stephens

c. City Council- Keith Baker, Michael Bowers, Jim McCormick, Jay Moore, Steven Stewart, and Tom Yerkey.

**Moore made a motion to go into executive session at 8:40 p.m. for a conference with the City attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b) and for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(a).**

**AND THE FOLLOWING ADDITIONAL DETAILS ARE PROVIDED FOR IDENTIFICATION PURPOSES: 1) RJPA Parking Lot Right-of-First Refusal, Lowty property sale/acquisition, Shangrila Mobile Home Park sale/acquisition. Stewart seconded the motion. With all in consensus, THE MOTION CARRIED.**

Mayor Don Stephens announced the time as 8:46 p.m.

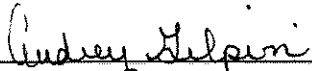
Present at the executive session were Mayor Don Stephens, Councilmen Steve Stewart, Mike Bowers, Keith Baker, Jim McCormick, Tom Yerkey and Jay Moore. Also present were City Administrator Dara MacDonald and City Attorney Karl Hanlon.

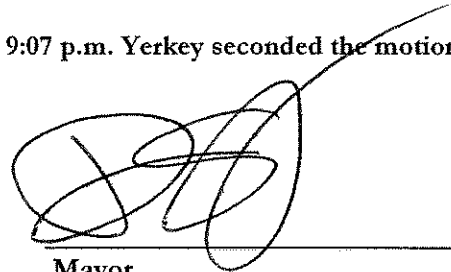
Executive session concluded at 9:06 p.m. No decisions were made.

**Moore motioned to adjourn the meeting at 9:07 p.m. Yerkey seconded the motion. With all in consensus, THE MOTION CARRIED.**

VII. ADJOURN

[SEAL]

  
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City Clerk, Deputy

  
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Mayor