



## MEETING MINUTES OF THE CITY COUNCIL

City Council Chambers  
448 East 1<sup>st</sup> Street, Room 190  
City of Salida, Colorado  
Tuesday, June 2, 2015 7:00 p.m.

### I. REGULAR MEETING CALLED TO ORDER –

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

### III. ROLL CALL

Present at roll call were Mayor Jim Dickson, Council Members Keith Baker, Tom Yerkey, Eileen Rogers, Mike Bowers, Melodee Hallett and Hal Brown. Also present were City Treasurer Cheryl Brown-Kovacic, City Clerk Betty Schwitzer, City Attorney Karl Hanlon, City Administrator Dara MacDonald and Deputy City Clerk Christian Samora.

### IV. CITIZEN PARTICIPATION – 3 minute time limit. *Citizen participation is for items not on the agenda and for agenda items that are not scheduled public hearings.*

Katie Grether of Salida spoke in support of the Salida pool. She reminded the Council about how beneficial the pool is for public's health and safety. Grether stated that she wants to make sure it stays open and is funded. She was in favor of adding the outdoor soaking pools to help increase revenue for the Salida Pool. Grether read a letter written by Ashley DelaRue, which requested that the City Council recognize how valuable the Salida Pool is for both the residents and for the tourism in the City. Grether continued to state that the pool offers teenagers a great part-time job opportunity.

Marilyn Laverty of Salida stated that she operates the Small Business Center in the Touber Building. She stated that the part-time jobs it added were important and it provided an affordable place to rent in the Touber Building. They have been working with web designers, accountants and they don't get accepted unless they go through Council and the City Administrator.

Anna Lee Swan of Salida thanked the Mayor and City Council for their Service. She stated that she would not live in a town without a pool and wanted to speak in support of the Salida Pool. She stated that she sees kids playing in the Arkansas River; she continued to state that they learn these valuable swimming skills at the pool. Swan stated that she grew up in New Orleans, which is surrounded by water, but some kids did not have access to learning facilities there. She stated that the Salida Pool is a gem in Salida and she is in support of it and the people who staff it.

Meriel Gooding of Salida stated she moved to Salida 15 years ago. She stated that the pool offers people something that they can do to keep their bodies healthy. She stated that it would be sad to see so many people lose out on the opportunity to use the facility. She stated that it is a major resource to the City and it should definitely be kept.

Pat Reilly of Salida stated that she was able to walk to the meeting this evening with the help of doctors and the Salida Pool. She stated the pool provided warm water for her bones. It is a great source to become flexible and it is amazing to see other people and to see kids play. She thanked the Council for their support.

Chris Tracey of Salida stated that they have progressed quite a ways with the patio seating and what the

positive benefits would be for the community. He stated that he would be very disappointed if it is a non-unanimous vote on the item this evening. He stated that the Council should be addressing the 2016 Budget and there will need to be a real solution to the problem. Tracey continued to state that the Pool and the SteamPlant offer a lot for the people of Salida, both young and old.

Bob Grether of Salida stated that soaking pools would generate a lot of revenue over time. He felt that all the other things at the pool are fantastic, but people truly want a true hot springs experience with hot temperatures and no chlorine. He stated that it would only be a small amount of overhead with potential for higher revenues. Bowers asked how many hot springs pools in the state are publicly owned. Grether thought that perhaps Ms. Casey would know the answer to the question.

## V. PRESENTATION

- a. States on Skates Proclamation – Mayor Dickson

Mayor Dickson read the proclamation aloud to those present and presented the proclamation.

## VI. NEW BUSINESS

## VII. OLD BUSINESS

## VIII. SCHEDULED ITEMS

1. **Consent Agenda** (Christian Samora)
  - a) Approval of Agenda
  - b) Approval of Minutes: May 19, 2015 & May 29, 2015
  - c) Salida Business Alliance – July 4<sup>th</sup> Celebration
  - d) Salida Recreation Council - Epic Relays
  - e) Bid Award for the 2015 Sidewalk Project (Bob Salmi)  
Resolution 2015-49

**Baker motioned to combine and approve the items on the Consent Agenda. Yerkey seconded the motion. With all in favor, THE MOTION CARRIED.**

2. **Update 2015 Fee Schedule** (Jan Schmidt)  
Resolution 2015-45 establishing or updating fee schedules pursuant to various chapters of the Salida Municipal Code.

Schmidt introduced the agenda item.

MacDonald presented a letter from Steve Tafoya in regard to the agenda item.

**Rogers motioned to approve Resolution 2015-45, a resolution of the City Council, City of Salida, establishing or updating fee schedules pursuant to various chapters of the Salida Municipal Code. Yerkey seconded the motion. With all in favor, THE MOTION CARRIED.**

3. **3<sup>rd</sup> Amendment to the 2015 Budget and Public Hearing** (Jan Schmidt)  
Resolution 2015-46 amending amounts budgeted for the 2015 Budget Year and amending the budget as to its form

Schmidt introduced the agenda item.

Mayor Dickson opened the public hearing.

Marilyn Laverty of Salida stated that her #1 goal is to not disrupt the businesses that are there. She asked that the Council think about the business owners.

Schmidt stated that the City will be targeting other government entities to lease the spaces in the Toubert Building.

Jeff Auxier of Salida stated that there is over \$30,000 in the budget earmarked for economic development. He felt it was going to the airport all willy-nilly. He felt that the municipal court is silly, he asked if there was a need for a code enforcement officer. He felt that citizens could call with complaints instead and just do away with the position. He stated that Tasers are a weird thing and a lot of people have died from them. He stated that a son of a friend of a friend died after being Tasered nineteen times. He stated that he and Cynda Green were looking at the structure across his alley and several officer had shown up.

Louise Fish of Salida was curious if Auxier or someone else could tell her what the 60% is that Auxier is using for his figures in regard to benefits. Schmidt stated that the benefits package varies, but on average it is 36% of the wage.

Billy Carlisle of Salida stated that there may be two or three items that are being addressed adversely. He hoped that the items are looked at carefully, he specifically mentioned the economic development fund. He stated that there are several recreation areas that he uses with regularity.

Chief Clark spoke about the use of Tasers in the country.

The Public Hearing was closed.

Schmidt stated that the budget amendment includes everything that can happen this year.

**Yerkey motioned to approve Resolution 2015-46, a resolution of the City Council, City of Salida amending amounts budgeted for the 2015 Budget Year and amending the budget as to its form including \$1000 for Economic Development. Rogers seconded the motion.**

**Brown clarified that the Economic Development would be reduced by \$2,000.**

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

- 4. Lease of First Street Parking Lot, 2<sup>nd</sup> Reading and Public Hearing** (Dara MacDonald)  
Ordinance 2015-06 approving a commercial property lease for a parking lot located at 323 West First Street with RJPA Holdings, LLC

MacDonald introduced the agenda item.

Yerkey stated that the City needs the parking lot for the downtown area.

Osborn stated that there were 25 to 30 spaces in the public lot adjacent to the Safeway Parking lot, which could potentially be increased with restriping to 40 spaces.

Rogers mentioned the parking by the Boat Ramp. Osborn stated that there will be several more spaces because they will be more defined.

Mayor Dickson opened the Public Hearing.

Alisa Pappenfort of Salida was in support of the parking lot and was concerned about enough parking for FIBArk. She stated that the lot is full all summer long. She also stated that it is an additional \$7,000 and there needs to be enough parking.

Chris Tracey of Salida stated that downtown has felt the effects since the lot was closed. He felt the patio seating may be able to help with additional tax dollars to offset the cost of the lot.

Jim Miller of Salida was in support of the downtown parking. He stated that a lot of the employees at the businesses downtown are now parking downtown, which is not good for business.

Billy Carlisle of Salida stated that a lot of people do not want to interfere with business downtown. He continued to state that even on weeknights it is tough to find a space to park in the Downtown area.

Ray Kitson of Chaffee County stated that the only logical choice is to increase revenue. He felt that not renewing the lease would be shooting ourselves in the foot.

Ron Mazzeo of Salida stated that they are trying to help by dropping their price. He felt that there was a noticeable difference without the lot.

Mayor Dickson closed the public hearing.

Baker asked how long the lease was.

MacDonald stated that it was through the end of January 2016, but could be cancelled with 60 days of notice before the end of the lease.

Brown stated that theoretically they could renew it and give notice to terminate. MacDonald stated that it could not be terminated before the end of the term.

Brown motioned to approve. Baker seconded the motion.

Yerkey and Rogers had the Dissenting votes.

**5. Creation of the Downtown Entertainment District, 2<sup>nd</sup> Reading and Public Hearing** (Christian Samora)

Ordinance 2015-10 creating an Entertainment District authorized by C.R.S. 12-47-301

Mayor Dickson opened the public hearing.

Kathy Davis-Peters of Salida stated that it took an hour amending a budget, half an hour for the parking lot, which was taken out in the initial amendment. She expressed frustration with the process.

Ray Kitson of Chaffee County felt that Bowers needs to do his homework. He did not feel the glass or the parking was an issue with the entertainment district. He would like the Council to look out for everyone. He continued to state that it is the most self-regulating district because if you don't want it, then you don't have to approve the street closures. It makes it easy to do business, decreases congestion, and does it all under the alcohol and tobacco division. He stated that you can look at FIBArk's past, some are more successful than others.

Chris Tracy of Salida stated that the reality of the entertainment district happening on a regular basis is pretty rare due to the cost of it to the business owners. He stated that he would be opposed to using the district during FIBArk. Tracy felt that it will be keeping sales tax dollars in the community and it will be keeping locals employed as well. He referenced several of the requirements of the district.

Rocky Tingle of Salida has seen Salida go from a depressed town to a vibrant town. He felt that the more the City can offer during off stage time for the event will benefit everyone. It will be a benefit to all of the businesses in the downtown area. He felt that people would come back to the area.

Chad Hixon of Salida stated that he was the part owner of Jug Liquors. He did not see that there was any other way to go than with the Entertainment District. He stated that he is big on parking and likes the street to be open, but he believed it would be enacted only when appropriate.

Jan Sabastian of Salida stated that the people who live in the alley are opposed to having the alley between the first and Sackett closed. He stated that he has 25 or so signatures of people who are adversely affected by the closure.

Patrick Payne of Salida states that he has done a lot of leg work in getting the promotional association

established. He did not feel the residents would have any issue accessing the alley.

Shawn Gillis of Salida stated that he is very close to the common consumption area. He felt everyone is very excited about having so many people in Town.

Patrick Payne stated that any residents would have access through a manned gate with security.

Jim Miller of Salida understood Sebastian's concerns, but did not feel leaving the alley would give them guaranteed access. He suggested that City Council approve the district because it will greatly benefit the community.

Billy Carlisle of Salida stated that he wanted to better understand how the ability to turn this on and off. He stated that there is history in Salida; He felt that a sunset or how it is turned on and off needs to be better understood by the Council.

Ed Berg of Salida stated that if you add 20,000 people and they each spend \$20 for two nights, that's a million dollars.

Mayor Dickson closed the public hearing.

**Baker motioned to approve Ordinance 2015-10, an ordinance of the City Council, City of Salida creating an Entertainment District authorized by C.R.S. 12-47-301 and ordering the ordinance published by title only. Rogers seconded the motion.**

Brown was gratified to hear all of the input, especially from the members of the association. He did not feel it was necessary to add the sunset clause. Brown felt it was interesting how the subject of the ordinance was tied to Madison House, when it really wasn't tied to Madison House.

**6. Regulation of the Downtown Entertainment District, 2<sup>nd</sup> Reading and Public Hearing** (Christian Samora)

Ordinance 2015-11 amending Chapter 6 of the Salida Municipal Code to add regulations respecting the creation of an Entertainment District in which common areas for consumption of alcohol may be operated by a promotional association

Mayor Dickson Opened the Public Hearing.

There was no comment from the public.

Mayor Dickson Closed the Public Hearing.

**Baker motioned to approve Ordinance 2015-11, an ordinance of the City Council, City of Salida, amending Chapter 6 of the Salida Municipal Code to add regulations respecting the creation of an Entertainment District in which common areas for consumption of alcohol may be operated by a promotional association and ordering the ordinance published by title only. Brown seconded the motion. With all in favor, THE MOTION CARRIED**

**7. Approval of Madison House Presents Event Plan** (Dara MacDonald)

Resolution 2015-47 approving the event plan submitted by Madison House Presents for the Gentlemen of the Road Stopover

MacDonald introduced the agenda item.

**Baker motioned to approve Resolution 2015-47, a resolution of the City Council, City of Salida, approving the event plan submitted by Madison House Presents for the Gentlemen of the Road Stopover. Yerkey seconded the motion. With all in favor, THE MOTION CARRIED.**

**8. Salida River Trail Project Bid Award** (Dan Osborn)

Resolution 2015-48 approving the award of an agreement for the Salida River Trail Project and authorizing the City Administrator to enter into a construction services agreement between the City and ACA Products, INC

Osborn Introduced the agenda item.

**Bowers motioned to approve the resolution with the inclusion of the bathrooms. Hallett seconded the motion. Bowers withdrew his motion.**

**Yerkey motioned to approve Resolution 2015-48, a resolution of the City Council, City of Salida, approving the award of an agreement for the Salida River Trail Project and authorizing the City Administrator to enter into a construction services agreement between the City and ACA Products, INC. Brown seconded the motion. With all in favor, THEM MOTION CARRIED.**

**9. Salida Locker Room Project Bid Award (Theresa Casey)**

Resolution 2015-50 approving the award of an agreement for the 2015 Locker Room Project and authorizing the City Administrator to enter into a construction services agreement between the City and Diesslin Structures, INC

Casey introduced the agenda item.

**Rogers motioned to approve Resolution 2015-50, a resolution of the City Council, City of Salida, approving the award of an agreement for the 2015 Locker Room Project and authorizing the City Administrator to enter into a construction services agreement between the City and Diesslin Structures, INC. Baker seconded the motion. In a 5-1 role call vote, THE MOTION CARRIED. Brown had the dissenting vote.**

**10. Wine Tasting at Farmer's Market in Alpine Park (Christian Samora)**

Resolution 2015-51 authorizing wine tasting in Alpine Park during the Farmer's Market event in the City of Salida

Samora introduced the agenda item.

**Bowers motioned to approve Resolution 2015-51, a resolution of the City Council, City of Salida, authorizing wine tasting in Alpine Park during the Farmer's Market event in the City of Salida. Brown seconded the motion. With all in favor, THE MOTION CARRIED.**

**11. Currents Parking Space License Agreement (Christian Samora)**

Resolution 2015-52 approving a revocable license agreement with Currents, INC for a portion of F Street right-of way adjacent 122 F Street in the City of Salida for the purpose of allowing temporary patio improvements

Osborn introduced the agenda item.

**Yerkey motioned to approve Resolution 2015-52, a resolution of the City Council, City of Salida, approving a revocable license agreement with Currents, INC for a portion of F Street right-of way adjacent 122 F Street in the City of Salida for the purpose of allowing temporary patio improvements. Baker seconded the motion.**

**Bowers requested to amend the motion to include a fee of \$0.75 per square foot of the leased area.**

**Yerkey accepted the amendment. With all in favor, THE MOTION CARRIED.**

**12. Amendment to City Administrator's Contract (Mayor Jim Dickson)**

Resolution 2015-53 amending the Administrator's Employment Agreement

**Baker motioned to approve Resolution 2015-53, a resolution of the City Council, City of Salida,**  
*Meeting Minutes June 2, 2015*

amending the Administrator's Employment Agreement. Rogers seconded the motion.

Hallett stated that the severance package is this in the administrator's contract and she felt the public needed to be aware of that. She wanted to know why the severance package needs to be in the contract and she stated that she thought it was going to have a sunset. Bowers stated that the raise will add to the operational budget. shortfall. Yerkey stated that the raise is a cost of living increase as the other City Employees had received in the previous year.

In a 4-3 roll call vote, **THE MOTION CARRIED. Brown, Bowers and Hallett had the dissenting vote.**

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

- City Administrator Report – Dara MacDonald  
MacDonald requested that the Council consider paving in the Caldwell alley area.

**Baker motioned to approve paving the Caldwell alley area. Rogers seconded the motion. With all in favor, THE MOTION CARRIED.**

MacDonald reported that the City has been working to coordinate the bus barn project meeting. She stated that June 16<sup>th</sup> could have a work session could be from 5:30 to 6:00.

- City Attorney Report – Karp, Neu, Hanlon, PC
- Deputy City Clerk Report – Christian Samora

**14. Elected Official Reports**

- City Treasurer – Cheryl Brown-Kovacic
- City Clerk – Betty Schwitzer
- Mayor – Jim Dickson
- City Council- Keith Baker, Michael Bowers, Melodee Hallett, Eileen Rogers, Hal Brown and Tom Yerkey. Bowers reported that his granddaughter was born. Mayor Dickson reported that Lago Italy made him an honorary citizen. The Council was in agreement to make the Mayor of Lago an Honorary Citizen of Salida.

**IX. ADJOURN –**

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



\_\_\_\_\_  
Mayor

[SEAL]

  
City Clerk



