



MEETING MINUTES OF THE CITY COUNCIL

City Council Chambers
448 East 1st Street, Room 190
City of Salida, Colorado

Tuesday, September 15, 2015 6:00 p.m.

I. REGULAR MEETING CALLED TO ORDER –

II. PLEDGE OF ALLEGIANCE – Led by Mayor Jim Dickson

III. ROLL CALL

IV. PRESENTATIONS

(a) Proclamation for Cities and Towns Week – Mayor Dickson

(b) Introduction of new Municipal Court Clerk – Susan Roebuck – Christian Samora

V. 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.*

Bob Privey of Salida thanked the City Council for taking the initiative of relocating the solar panels and getting the job done. He stated that he felt the way communications were done there were a number of people that were not aware that this project was going on. He continued to state that the door hangers would have been less cost and hoped that for future projects the adjacent residents would be notified more directly.

Monika Griesenbeck of Salida stated that she is concerned about the water capital improvement fund. She stated there is expenditure from the water fund for the H Street project. She stated that it is very important to her and others in the community. She stated that she checked online and read section 4-3-50 (b) from the Salida Municipal Code. She stated that she would like to know how the water line will be paid for.

Bob Grether of Salida stated that in the region at least three of the hot springs have added significantly to their facilities. He felt a second bid set would result in a higher price. He felt it would improve the quality of life for the residents to have the soaking pools.

Jeff Auxier stated that he would like to see the outdoor pools added, but he would not like to see piecemeal like he felt had been seen recently. He stated that he did not believe there was a master plan for the whole aquatic center project. He stated the locker rooms were rebuilt in 2009 and now they are being torn down.

Vern Davis of Salida asked who the legal owner is of the NRDC property. Hanlon stated that the property was transferred from the City to the NRDC with a number of restrictions.

Billy Carlisle of Salida stated that there is an item on the agenda that has to do with water and sewer rates. He stated that his interpretation is that the City intends to raise water and sewer rates 6-7% year after year. He referenced the Harrington Ditch pipe. He stated that he did not find any specific purposes for the funds that would be saved up in reserves. Carlisle stated that water and sewer rates, like sales tax, are regressive. He stated that he wants to know the justification for increases.

VI. NEW BUSINESS

VII. OLD BUSINESS

VIII. SCHEDULED ITEMS

1. **Consent Agenda** (Christian Samora)
 - a) Approval of Agenda
 - b) Approval of Minutes: September 1, 2015
 - c) Salida Fire Department – Street Closure for Open House
 - d) Final Settlement – Pedestrian Bridge
 - e) Final Settlement – Caldwell Alley

Yerkey motioned to approve items “a” through “e” on the consent agenda with the minutes as amended. Rogers seconded the motion. With all in favor, THE MOTION CARRIED.

2. **Lease Agreement with Colorado Department of Motor Vehicles** (Jan Schmidt)
Ordinance 2015-17 approving a lease agreement for property located at 448 East 1st Street with the Colorado Department of Revenue, Division of Motor Vehicles

Schmidt introduced the agenda item and gave a brief background on the agenda item.

Baker asked how long it would take to recoup the cost of the improvement. Schmidt stated that it would be recouped over the first five years of the lease.

Yerkey motioned to approve Ordinance 2015-17, an ordinance of the City Council, City of Salida approving a lease agreement for property located at 448 East 1st Street with the Colorado Department of Revenue, Division of Motor Vehicles, setting a public hearing for October 6, 2015 and ordering the ordinance published in full. Baker seconded the motion. With all in favor, the motion carried.

3. **Water & Wastewater Rate Study** (Jan Schmidt)
Resolution 2015-74 adopting the 2015 Comprehensive Water and Wastewater Cost of Service and Rate Study

Schmidt introduced the agenda item.

Hallett felt the City was in a unique situation in that the City owns more water than the City uses. She asked if the City discourages the use of water, does it do the City any favors. Hanlon stated that in the context of the water system and the current water rights, there would not be any risk of losing it at least for the next fifty years.

Brown-Kovacic asked if the 1% loan is available at a later date. Schmidt stated that it would likely continue to be available.

Baker stated that he helped in paradise acres and pipping would kill the trees where it was pipped.

Hallett asked how often it is cleaned.

Bowers stated that it looked to him like the maintenance hasn't been done.

Brown stated that he objected to basing water rates on the capital improvement plan. He stated that the Council should sit down and work on the capital improvement plan. Brown stated that he would like to see the baseline cost to deliver water and process the waste. Brown was concerned that maybe the rate consultants weren't using the same capital improvement plan. Schmidt suggested that perhaps the consultants can include the capital improvement plan in the rate study.

Hanlon asked if what they are looking for is a report with a basis on what the assumption are. Brown stated

that he is looking for the table to see what the researchers are using to find the raw data.

Schmidt stated that it was not prepared for this meeting, but the discussion could be continued.

Brown had no objection to continuing the item.

Baker did not feel they could say yes or no with the information they have.

Schmidt suggested that the item could be continued to the next meeting.

Yerkey motioned to continue the item to the next meeting assuming the documentation is available. Bowers seconded the motion. With all in favor, THE MOTION CARRIED.

4. Grant Agreement with CDOT (Jan Schmidt)

Resolution 2015-75 supporting the grant agreement between the City of Salida and Chaffee County and the Colorado Department of Transportation for the Harriet Alexander Field Runway Rehabilitation Project

Schmidt gave a brief introduction.

Yerkey motioned to approve Resolution 2015-75, a resolution of the City Council, City of Saldia, supporting the grant agreement between the City of Salida and Chaffee County and the Colorado Department of Transportation for the Harriet Alexander Field Runway Rehabilitation Project. Baker seconded the motion. With all in favor, THE MOTION CARRIED.

5. Ratification of Agreement Amendment for the Hot Springs Locker Room Project 2015 (Jan Schmidt)

Resolution 2015-76 clarifying and ratifying the agreement amendment with Diesslin Structures, Inc.

Approved on September 1, 2015 by Resolution 2015-73

Schmidt gave an introduction.

Hanlon stated that no action needs to be taken, but it would be to acknowledge the process. He stated it would be unusual, but it would be beneficial to state events that had taken place.

Baker was in favor of going forward with the resolution.

Brown stated that they can argue the merits of having the pool and the splash pad. He stated that he would not be opposed to having the facility. He felt that the other argument is that expenditures shall not exceed what is appropriated in the budget. He stated that the language makes it against the law because it states that a contract cannot be awarded unless the funds have been appropriated. He referenced that projects over \$5k need to be advertised and awarded to the lowest bidder.

Hanlon stated that from his perspective the action was legal. He stated that it was probably not the most conservative approach, but it is up to the Council.

Brown did not feel that it was an appropriate change order because it was not within the scope of the project. He stated that it is new work that was never advertised and no contractor was given the opportunity to bid on it.

Hallett felt it was time to take rules more literally. She felt that it a great way to set an example.

Brown-Kovacic stated that she had concerns about this. She stated that the City's policy does allow for sole-source bids.

Yerkey motioned to adopt Resolution 2015-76, a resolution of the City Council, City of Salida, clarifying and ratifying the agreement amendment with Diesslin Structures, Inc. Approved on September 1, 2015 by Resolution 2015-73. Rogers seconded the motion. In a 4-3 roll call vote, THE MOTION CARRIED. Bowers, Brown and Hallett had the dissenting votes.

6. Administrator/City Attorney/Deputy City Clerk

- City Administrator Report – Jan Schmidt
 - (a) Golf Course Solar Panel Placement
The Council was in agreement to move forward with the relocation of the solar panels.
 - (b) Auditor RFP
Brown had some changes to the RFP that he will send to Schmidt.
 - (c) Upcoming Meetings
Schmidt reminded the Council of several upcoming meetings.
- City Attorney Report – Karp, Neu, Hanlon, PC
- Deputy City Clerk Report – Christian Samora

7. 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.

IX. ADJOURN –

Baker motioned to adjourn at 8:02 p.m. Brown seconded the motion. With all in favor, THE MOTION CARRIED.

[SEAL]

Deputy City Clerk



Mayor

