



MEETING MINUTES OF THE CITY COUNCIL
City Council Chambers
448 East 1st Street, Room 190
City of Salida, Colorado
Tuesday, October 20, 2015 6:00 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. PRESENTATION

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.*

Forrest Whitman of Salida congratulated the Mayor and thanked him for his support in the Rail Association. Today in Pueblo the first installation of the rails for the rail replacement was celebrated by locals and those in rail passenger groups.

Jim LiVecchi of Salida thanked Dara, Dan and Bob for making a point to get out to the Teller St/Park Avenue intersection and have a conversation with those that would be impacted by the solution in that intersection. He supported the lease agreement with Currents.

Vickie Sue Vigil of Salida stated that the Council will find a letter of support in their packet for the Currents patio. She stated that the Salida Business Alliance feels it is important for downtown, but they don't want to shut down the downtown area. She also referenced the application in the Consent Agenda for the Parade of Lights and Holiday Park.

Sandy Lacy of Salida stated that the patio was a very positive thing. She felt the lease fee was excessive for a parking place.

Chris Tracy of Salida thanked the Council for the survey; he stated that he only passed the survey to Salida Citizens. He hoped that the Council supported the project.

Donna Rhodes of Chaffee County thanked Baker, Dickson and Yerkey for what they have done and what they have given to the community.

Monika Griesenbeck of Salida stated that she attended the work session on 10/19 and thought she had heard a disagreement between staff and Council Members about how a water line was funded for the H Street water project. Griesenbeck read the 2A language again.

Jeff Auxier of Salida thanked Yerkey, Baker and Dickson for their service. He stated that it is true that 2A

funds can be used for water infrastructure under the streets. He felt that the Council has been spending a lot of time and energy on the Vandaveer property. He thinks time should be spent on the basics of government. He stated that there is a law that says a city cannot charge a late fee sooner than five days after its due and no more than a certain percentage of the monthly balance.

VI. NEW BUSINESS

Yerkey stated that the NRCDC met to finalize a document that would be presented to council that would have provided for infrastructure at the NRCDC property at no cost. The item was ready to be voted on and there were only four members present. He stated that one of the people chose to leave so that there wouldn't be a quorum so that the MOU could not be passed onto the City Council. He stated that the NRCDC will have a special meeting Tuesday to hopefully have the letter back to the Council for the first meeting in November. MacDonald stated that the purpose of the special meeting is to consider Mazzeo's membership after his actions.

Yerkey motioned to add an item on the next agenda regarding Mazzeo's membership on the NRCDC Board. Bowers seconded.

In a 4-2 roll call vote, THE MOTION CARRIED. Hallett and Bowers had the dissenting votes.

VII. OLD BUSINESS

VIII. SCHEDULED ITEMS

1. **Consent Agenda** (Christian Samora)
 - a) Approval of Agenda
 - b) Approval of Minutes: October 4, 2015
 - c) Elks Lodge #808 Charity Ball – Special Events Liquor Permit
 - d) Articipate/Salida Senior Citizens, Inc – Special Events Liquor License
 - e) Salida Business Alliance – Light up Salida! Holiday Parade – Holiday Park
 - f) 2015 Waste Water Rehabilitation Project Bid Award
 - g) 2015 Longfellow Sewer Line Project Bid Award
 - h) Relocation of Golf Course Solar Panels Trench Project Bid award

Brown clarified that #10 on the agenda would need to be continued.

Brown motioned to continue #10 to the next meeting. Bowers seconded the motion. In a 4-2 roll call vote, the motion carried. Yerkey and Rogers had the dissenting votes.

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

2. **Lease Agreement with Colorado Department of Motor Vehicles, 2nd Reading and Public Hearing** (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 requested that the item be continued until the next meeting while further negotiations are made.

Mayor Dickson opened the public hearing.

Jeff Auxier of Salida stated that in the past contracts have not been in the packet. He stated that the water statute is 29-11-1102.

Mayor Dickson closed the public hearing.

Yerkey motioned to continue the item until the next meeting. Brown seconded the motion. With all in

favor, **THE MOTION CARRIED.**

- 3. Lease Agreement with Western State University, 2nd Reading and Public Hearing** (Dara MacDonald)
Ordinance 2015-18 approving a lease agreement for property located at 448 East 1st Street with Western State Colorado University

MacDonald introduced the agenda item and provided background information.

Mayor Dickson opened the public hearing.

Jeff Auxier of Salida stated that with any lease of any portion of this building nobody knows what's going on in the Building. He stated that there is nothing anywhere that tells us what is in the Building. He felt that the taxpayers should be informed about what's going on. He stated that he wanted all of the cost, uses, and the utilities for each of the units. He stated that when you go up to the police department, you can hear five voices and not see anyone.

Mayor Dickson closed the public hearing.

Rogers motioned to approve Ordinance 2015-18, and ordinance of the City Council, City of Salida approving a lease agreement for property located at 448 East 1st Street with Western State Colorado University and to order the ordinance published by title only. Baker seconded the motion. With all in favor, THE MOTION CARRIED.

- 4. 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 and gave background information on the agenda item.

Schmidt stated that the CIP needs to be treated as a long term plan. She stated that it takes months to line up debt financing. She stated that the projects on the CIP are not fully vetted, but it is something to work towards.

Schmidt stated that being proactive with the rates helps to avoid having to be reactive, often with higher cost.

Yerkey motioned to adopt Resolution 2015-74, a resolution of the City Council, City of Salida adopting the 2015 Comprehensive Water and Wastewater Cost of Service and Rate Study using alternative #2. Baker seconded the motion.

Brown stated that there are two alternatives in the study to the increased rate. He stated that the third alternative would be to leave the rates exactly the way that they are. He felt that the data was too flawed to be used in a utility rate study.

In a 4-3 Roll Call vote, THE MOTION CARRIED. Bowers, Hallett and Brown had the dissenting votes.

- 5. Currents Outdoor Patio Revocable Lease Agreement** (Dan Osborn)
Resolution 2015-84 approving a revocable license agreement with Chris Tracy for a portion of F Street right-of-way adjacent to 122 N F Street in the City of Salida for the purpose of allowing temporary patio improvements

Rogers stated that she was concerned with what was being charged. She was also concerned with the property tax as well as access to the sidewalk. She stated that she had requested detailed documentation. Tracy stated that he has increased over 30%, but he did not feel it was fair to ask for the information such as his finances over a public forum.

Bowers stated that he was contacted by a number of people that were not in support of it.

Rogers suggested having a work session to discuss it further.

Baker motioned to approve Resolution 2015-84, a resolution of the City Council, City of Salida approving a revocable license agreement with Chris Tracy for a portion of F Street right-of-way adjacent to 122 N F Street in the City of Salida for the purpose of allowing temporary patio improvements for one year. Yerkey seconded the motion.

Bowers motioned to amend the motion to table the issue until the new council is in. Brown seconded the motion. In a 4-2 roll call vote, the motion amendment failed. Yerkey, Rogers, Hallett and Baker had the dissenting votes.

In a 5-1 roll call vote of the original motion, THE MOTION CARRIED. Bowers had the dissenting vote.

6. Longfellow Sewer Easement Agreement (Dan Osborn)

Resolution 2015-85 adopting two sewer utility easement agreements for the redevelopment of the sewer main servicing the area of I Street and the Longfellow School

Osborn introduced the agenda item and provided background information.

Brown motioned to approve Resolution 2015-85, a resolution of the City Council, City of Salida adopting two sewer utility easement agreements for the redevelopment of the sewer main servicing the area of I Street and the Longfellow School. Rogers seconded the motion. With all in favor, THE MOTION CARRIED.

7. Certification of Delinquent Accounts (Jan Schmidt)

Resolution 2015-86 certifying delinquent charges, assessments, or taxes to the Chaffee County Treasurer to be added to the 2015 Tax Roll

Schmidt introduced and provided background on the agenda item.

Yerkey motioned to approve Resolution 2015-86, a resolution of the City Council, City of Salida certifying delinquent charges, assessments, or taxes to the Chaffee County Treasurer to be added to the 2015 Tax Roll. Brown seconded the motion.

Schmidt stated that people can pay by noon on the 30th of October.

In a 5-1 roll call vote, the motion carried. Bowers had the dissenting vote.

8. Trust Agreement with Pueblo Bank and Trust (Jan Schmidt)

Resolution 2015-87 approving a custody agreement with Pueblo Bank and Trust to establish an account where 2A funds may be held in trust pursuant to Ordinance 2014-28

Schmidt introduced the agenda item and provided background information.

Brown suggested finding a different solution.

Baker motioned to continue the item until the November 17, 2015 City Council Meeting. Yerkey seconded the motion. With all in favor, THE MOTION CARRIED.

9. Raftelis Contract Amendment for Water/Wastewater Study (Jan Schmidt)

Resolution 2015-88 amending a professional services agreement with Raftelis Financial Consultants for the 2015 Water and Wastewater Rate Study

Rogers motioned to approve Resolution 2015-88, a resolution of the City Council, City of Salida amending a professional services agreement with Raftellis Financial Consultants for the 2015 Water and Wastewater Rate Study not to exceed \$50k. Yerkey seconded the motion. In a 5-1 roll call vote, THE MOTION CARRIED. Brown had the dissenting vote.

10. Elected Officials Compensation, 1st Reading (Dara MacDonald)

Ordinance 2015-19 establishing salaries for the elected officials of the City of Salida

MacDonald provided in introduction and gave background information on the agenda item.

Rogers stated that she is opposed to the increase. She felt the Council needs to straighten out the operating budget.

Yerkey stated that it has been an honor to serve on the Council. He has met a lot of neat folks and it has been a wonderful experience.

Brown stated to be clear that for the operating budget would not be increased until 2017. MacDonald stated that there is a possibility that the Treasurer by need to be appointed after the election.

Hallett felt that it was a reasonable amount.

Baker felt that people take this job because they think they can help. He did not feel the compensation drive people to take on the job.

There was not a motion to approve the ordinance.

11. Administrator/City Attorney/Deputy City Clerk

- City Administrator Report –Dara MacDonald
MacDonald stated that there was an email request from Mary Hay asking if the Council would be interested in a fee waiver for David Larcom’s mural.
The Council was in favor of being consistent in not bringing forward new fee waivers.
MacDonald reminded City Council that the November 3rd meeting is cancelled.
November 9th is a Work Session and the candidates were invited to attend.
The 3rd quarter report will be emailed out and posted on the website.
A memo by Steve Dawes was provided.

Yerkey motioned to continue with defending the case. Rogers seconded the motion. In a 4-2 roll call vote, THE MOTION CARRIED. Bowers abstained and Hallett had a dissenting vote.

MacDonald stated that the Touber building is owned jointly with the County and provided additional clarification of what the process is to manage the building.

MacDonald thanked the Mayor for his letter in response to the cartoon that was in the paper. She thanked the Council Members for their service and expressed appreciation for being able to serve with them.

12. Elected Official Reports

- City Treasurer – Cheryl Brown-Kovacic
Brown-Kovacic gave the sales tax report. She stated that the \$500k mark was broken for the second time.
- City Clerk – Betty Schwitzer
- Mayor – Jim Dickson
- City Council- Keith Baker, Michael Bowers, Melodee Hallett, Eileen Rogers, Hal Brown and Tom Yerkey.
Bowers stated that a citizen contacted him and thanked him for the stop signs that are along the

tail at the respective intersections. Brown stated that a great deal of credit if not all of it could be given to Terry Clark.
Yerkey stated it is tough to leave after 12 or 13 years. He thanked Dara for being able to work with her and accomplish many tasks that benefitted the community.

Brown stated that he had mentioned at the last meeting a discussion with the Cyclones. MacDonald stated the item will be on a work session on December 1st, and the Cyclones will be meeting with Staff to discuss the fees and lap times.

Mayor Dickson stated that he has enjoyed his time in the position and hoped that he has done some things right. He stated that he will be present for the November 17th Council Meeting.

Baker stated that he agreed with Yerkey. Baker stated that the NRC will be a great asset to the City. He stated that he has really enjoyed working with the staff and hopes that the community can understand what a great job they do.

IX. ADJOURN –

Baker motioned to adjourn at 8:24 p.m., Brown seconded the motion. With all in favor, the motion carried.

[SEAL]


Deputy City Clerk


Mayor

