

STATE OF COLORADO  
COUNTY OF HUERFANO  
CITY OF WALSENBURG  
Regular Session Meeting  
July 21, 2009 7:00 p.m.

Mayor Sheldon called the meeting to order at 7:23 p.m. The Pledge of Allegiance was recited. Council members present were: Larry Patrick, Edie Flanagin, Susan Blake, Bruce Quintana, David Mockmore, Erin Jerant and James England. Others present were City Administrator Alan Hein, Assistant Administrator Beth Neece and City Clerk/Treasurer John E. Zgut.

**APPROVAL OF MINUTES**

Mayor Sheldon asked that everyone review the minutes from the special meeting from July 7<sup>th</sup>. Councilman Larry Patrick made a motion, seconded by Councilman Susan Blake to approve the minutes from the July 7<sup>th</sup> Special Meeting. Motion passed on a roll call vote of 7-0.

Councilman David Mockmore made a motion, seconded by Mayor pro tem Bruce Quintana that the minutes from the Regular City Council meeting on July 7<sup>th</sup> be approved. Motion passed on a roll call vote of 7-0.

**Committee Reports**

**Finance Committee** Chairman Larry Patrick reported that the committee met on Monday (July 20<sup>th</sup>) with Council persons England, Jerant, Flanagin, Mockmore, and Blake present along with City Administrator Alan Hein, Assistant Administrator Beth Neece, Chief of Police Larry Baldonado, and himself. Priscilla Fraser of the South Central Council of Governments gave a synopsis of all the services they offer to Huerfano County. COG is the third largest employer in Huerfano County with jobs in caretaking, transportation and other fields of service. This amounts to a payroll of over \$1 million in Huerfano County alone. Suggestions were made that their meeting reports be made available to City Council to learn more about their activities and that our Council representative on the COG board, Dave Mockmore, report to the Council following COG meetings to keep the City informed on issues and programs.

The Finance Committee is recommending that we reject bids to service the web site and instead have updates and maintenance done by staff in order to save money over the long term. A motion was made by James England, seconded by Susan Blake to reject bids received to service our web site and instead have updates and caring of our web site be done in house by staff. Motion carried on a roll call vote of 8-0.

The Finance Committee also went over the monthly reports. They will get an update from the City Administrator at the next Finance meeting on issues or concerns he may have regarding the budget for the rest of the fiscal year. They will also be turning their attention to working on the budget for 2010 soon.

There is paperwork to fill out to present to CIRSA if we wish to pursue insurance quotes for protecting the gas lines. No city has used the insurance because of its cost and because so few cities have gas lines to maintain.

It appears we lost around \$1,200.00 worth of gas during the line breakage in late May. We have \$1,000.00 deductible.

The next finance meeting will be August 3<sup>rd</sup> at 5:00 p.m.

**Parks and Recreation Committee** Chairman Bruce Quintana reported that the committee met on July 14<sup>th</sup> at 5:00 p.m. The meeting was well attended by multiple Council Persons and guests. The main focus of the meeting was the incident on June 30<sup>th</sup>. They received a management statement. It was broken down into segments in which there were multiple infractions of managerial policy. In each case they found that management acted responsibly.

They also talked about pricing for out-of-county residents. They will take it up after the end of this season.

The next meeting will be July 27<sup>th</sup> at 5:00 p.m.

**Safety Committee** Chairman Erin Jerant reported that they met yesterday (July 20<sup>th</sup>) and discussed the deficiencies from CIRSA and developed a plan of correction to lower the cost of insurance.

The next employee meeting is Friday July 31<sup>st</sup> at 11:30. The program is on seatbelt safety. Lunch will be provided.

The next safety meeting is planned for August 17<sup>th</sup> at 6:00 p.m.

**Public Resources Committee** Chairman Edie Flanagin reported that they met July 14<sup>th</sup> at 6:00. They had good attendance with Councilmen Patrick, Quintana, England, Flanagin, city administration Beth Neece and Alan Hein, Rich Tenorio, and citizens Rosie and Dale Cruz, Mr. Andreatta from La Veta and Bill Knowles from the Huerfano World.

The city received 2 requests for proposals from brokerage firms to sell the Kincaid property. From comments Councilman Flanagin has received, the real estate firms apparently didn't understand what was wanted in the proposal. They discussed re-advertising for the request for proposal. There is an example in the packet. A motion was made by Susan Blake, seconded by Bruce Quintana that the ad for request for proposal for brokerage firms to represent the Kincaid Property be re-submitted. Motion carried on a roll call vote of 8-0.

Mr. Chad Andreatta was in attendance to express his interest in purchasing a (approximately) 16 acre tract just east of Huajatolla Lake in La Veta. The committee will further discuss this matter at their next meeting. There may be some other entities that might be interested in that property. Further research is needed.

They discussed the extension of the economic incentive to waive the tap fees for abandoned tap. It is the recommendation of the committee that the incentive be allowed to lapse, as it has already done, since it was in place for a year.

They got a disturbing report about the water usage at the East Ranch. The well has already used 17.3 acre feet of water this year. That means we have to augment 34.6 acre feet of water. The question is, where is that water going? Mr. Hyatt is looking into the problem. They will keep it on the agenda for the next committee meeting.

Ms. Flanagin received a long memo from the engineers about how the exchange program will work when we have to release water from Martin Lake for the dam repair. The first preliminary memo she received was for draining the lake completely. Since then there has been further discussion with the Department of Wildlife and Mike Graeber (the engineer). Now they are not going to drain the lake all the way. They're going to keep at least 3 feet of water in the lake which will necessitate a cofferdam which will be made of packed earth. That will incur an extra cost. She believes that the cost will be split with the Division of Wildlife and the Department of Parks. That will make some of our exchange program different. We're waiting for Beorn (Courtney) and Tim (Beaton) to come up with another plan for that. They're having a

meeting with them on Tuesday (July 28<sup>th</sup>) at 1:00 p.m.

The next meeting will be Monday July 27<sup>th</sup>.

There was also a meeting with the Lower Cucharas River Users Association and the environmental lawyer from Denver. Councilmen Flanagan and England attended. It was a really good meeting. It's really important that everyone get involved in protecting our water rights from coal bed methane users. Councilman England expressed his amazement at the amount of salt they are talking about dumping down the river. Councilman Flanagan talked about the economic impact to the farmers and ranchers downstream as incentive to stay on top of the situation. Councilman England also conveyed his concern that that water also flows through town and that we don't want it affecting the water in Martin Lake or anywhere else.

### **Citizen Forum**

Mike Hurley expressed his thanks on behalf of the Chamber of Commerce for the support and cooperation of the City Council and City staff in bringing about this year's Black Diamond Jubilee.

### **REPORTS**

**Administrator** Alan Hein reported on the following:

**Gas Transmission Line I-25 Status:** We're aggressively working on the problem areas that we have found. Currently we have fixed and rebuilt and placed gabion baskets in 12 locations. We have 6 more remaining that we've found and we have examined the entire area from Trinidad back to Walsenburg. The project will be completed within the next couple of weeks.

**Economic Development Incentive Program:** The old house has been removed from the site of the new grocery store on Pine Street. They're in the process of utility notification in that area for the new development.

**Martin Lake Valve Replacement Project:** Mr. Hein met with Mike Graeber today (July 21<sup>st</sup>) out on the site. Parks and Wildlife have done some research on the depth of the lake. They found that around the center of the lake it's about 10 feet in the channel that drains to the valve. They're planning on leaving about 3 feet of water in the lake plus the pool of 10 feet in the middle of the lake. This helps with the cofferdam and sheet pilings because the channel drains into the valve itself. There is a meeting on Tuesday (July 28<sup>th</sup>) at 1:00 with the Division of Wildlife, our engineer, and the City of Walsenburg.

**Wastewater Treatment Plant:** All the documents are in the hands of the state. As far as he and the engineering firm know, all the deficiencies have been addressed. It's just a matter of getting the signatures of Mr. Knope and his boss. He talked with the engineer today and they're hoping to get that achieved within the next couple of weeks or a month at the latest. He's going to try to get a verbal agreement that everything is "copasetic" and looks good. Councilman Jerant asked about the dispute with the Correas and if there is a picture of where the plant is. Mr. Hein replied that he's sure that he does have one. Mayor Sheldon asked if it is possible to bring a map to the August 3<sup>rd</sup> (4<sup>th</sup>) meeting that shows where the sewer plant will be on the property. Councilmen Flanagan and Jerant asked that it be provided at the Public Resources meeting on July 27<sup>th</sup>. Councilman England is interested in seeing where any proposed expansion would be. Mr. Hein replied that that would be included in the site map and that he would provide one.

**NSP-2 (Neighborhood Stabilization Program):** That grant has been written by the state, and has been turned into the federal government for review. The coalition is strong and the funding on that looks good.

**Raw Water Line Status:** Tim Beaton has some concerns. He has a proposal or an action

that he would like the Council to consider as far as being proactive about the situation. Mr. Hein distributed a letter from Tim Beaton regarding his proposal.

Councilman Jerant wanted to let the press know the date and time of the town meeting (Thursday, July 23<sup>rd</sup> at 6:00 p.m.). Councilman England added that Ken Beuche, the past executive director of the Colorado Municipal League, will be in attendance at that meeting to answer any questions citizens might have about a change to home rule.

### **Monthly Reports**

Mayor Sheldon went through the list of reports. She asked Rich Tenorio about the meter conversion report as they have not seen one for the last couple of months. He reported that they have about 20 remaining and they have to be dug out by hand. Councilman Flanagan asked about the code enforcement report. Mr. Hein replied that the code enforcement officer has been ill and was not able to complete it but that they would get the information for both months on the next report in August.

Mayor Sheldon read the Treasurer's Report. James England made a motion, seconded by Susan Blake that the Treasurer's Report be approved. Motion passed on a roll call vote of 8-0.

### **Unfinished Business**

The first item is the authorization for the Mayor to sign USDA loan applications. A motion was made by James England, seconded by Larry Patrick to authorize Mayor Sheldon to sign documents to submit to USDA for the loan/grant application for wastewater recovery and sanitary sewer system as provided to council. Motion passed on a roll call vote of 8-0.

The next item is the Kincaid Ranch RFP. This item was taken care of during the Public Resources committee report.

Next Wilma Martinez asked that the City pay for ½ of the insurance for the La Plaza de los Leones festival. Larry Patrick made a motion, seconded by Edie Flanagan, that ½ the cost (1/2 being \$708.19) of the insurance for the La Plaza de los Leones festival be paid by the City. Motion passed on a roll call vote 8-0.

### **New Business**

Walsenburg Wild Waters Assistant Manager Jennie Sims presented a detailed proposal regarding an advertising plan for the water park, including Arbitron Ratings for radio stations on which we will be advertising, and asked for funding. Councilman Jerant asked for some clarification on the financials for the water park for this year. Councilman Patrick expressed a desire to see an advertising plan before the next season begins. He would like to take more advantage of newspaper, radio and cable TV than we have in the past. There was discussion about how much of the advertising budget is remaining. There was also discussion regarding which type of broadcast station would be most effective in drawing in customers. A motion was made by Susan Blake, seconded by Bruce Quintana that Ms. Sims be allowed \$4,688 to spend with the stipulation that if she can implement the plan for less, that she does so. Motion passed on a roll call vote of 7-1 with the nay vote from Councilman Jerant.

### **Adjournment**

City Council meeting adjourned at 8:23 p.m.

CITY OF WALSENBURG

ATTEST:

---

Edith T. Sheldon,  
Mayor

---

Lori Sheldon  
Deputy City Clerk

The preceding minutes were prepared according to §47 of Robert's Rules of Order, i.e. they contain a record of what was *done* at the meeting, not what was *said* by the members. Tape recordings of the meeting are available for 6 months thereafter only for listening in the City Clerk's Office as well as copies of Ordinances and Resolutions.