

STATE OF COLORADO
COUNTY OF HUERFANO
CITY OF WALSENBURG
Regular Session Meeting
November 17, 2009 6:00 p.m.

Mayor Sheldon called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited. Council members present were: Larry Patrick, Edie Flanagin, Susan Blake, Bruce Quintana, Erin Jerant, James England, and James Moore. David Mockmore was absent. Others present were City Administrator Alan Hein, Assistant Administrator Beth Neece and Deputy City Clerk/Treasurer Lori Sheldon.

APPROVAL OF MINUTES

Mayor Sheldon asked for a motion to accept the minutes from the November 3rd Regular City Council meeting. James England made the motion, seconded by Susan Blake, that the minutes from the November 3rd Regular City Council meeting be accepted. Motion carried on a Roll Call vote of 8-0.

Committee Reports

Finance Committee: Chairman Larry Patrick reported that the committee met on Monday (November 16th) night with Mayor Sheldon, Council persons Moore, Mockmore, Flanagin and Patrick in attendance, along with City Administrator Alan Hein, Assistant Administrator Beth Neece, Finance Director Krystal Vigil, IT person Mike Sheldon, and Councilman Elect Craig Lessar. Mike Sheldon gave a PowerPoint presentation on upgrading the City Council to an electronic system by providing laptops to get information instead of paper. He gave the presentation at the request of a councilman. The idea was to save on cost of paper supplies, copier use and staff time. Sheldon said cost would run \$30,000.00 - \$40,000.00 plus annual maintenance costs. It was the consensus of the finance committee that this was too much to spend at this time due to the financial situation of the city. Administrator Hein reported that 5 people have been laid off so far with plans to get the number to the total of around 10 mentioned at the last meeting. This action has been taken to get the city's financial situation under better control. The 2nd half of the budget meetings will take place tomorrow (November 18th) at 5:15.

Parks and Recreation Committee: Chairman Bruce Quintana reported that the committee discussed 3 items at their meeting: The Gateway project, the budget and the skate park. They looked at the plans for the Gateway project and talked about what the Gateway would offer the City. It was the consensus of those present that it would serve us well but that now is not the time to construct it. They are looking at grading the area in order to show some progress but that will be as far as we can go at this time. Mr. Quintana asked Councilman Moore to elaborate on the questions he had regarding the budget. Mr. Moore replied that his questions were regarding the water park. Detail on some of the items had been requested approximately a month prior in order to review their status. They were looking at some of the miscellaneous accounts as well as the gas expenditures. The gas expenditures have been adjusted and that amount now appears to be appropriate. They now have a great deal of detail to look at. Chairman Quintana then reported that they discussed the progress of the skate park. Mr. Hein had stated that we might be able to lay a surface down for the summer if the committee has not been able to

raise enough money by then to forward a grant. That would help by keeping the kids off the curbs downtown and it would make the City (park) look more used. Brian Orr from the Huerfano Journal asked about the final numbers on the water park. Mr. Quintana replied that he would have it at the next Council meeting.

Safety Committee: Chairman Erin Jerant reported that there is an employee meeting on Friday (November 20th). She asked Beth Neece when the next committee meeting will be held. Ms. Neece replied that it will be on December 7th.

Public Resources Committee: Chairman Edie Flanagin stated that the committee has not met since the last Council meeting but they are scheduled to meet at 5:15 on November 23rd. They will review the goals from the comprehensive plan to see how we've met those for the 2 years since we've had the plan. Also on the agenda is the water storage issue mentioned earlier. She requests that everyone bring their copies of the comprehensive plan with them to the meeting.

CITIZEN FORUM

No one signed in to speak.

REPORTS

Administrator: Alan Hein reported on the following:

Martin Lake Valve Replacement: Tomorrow morning (November 18th) there is a meeting with the State and the City and the people involved in building the cofferdam. They're going to discuss the construction phasing of that. They plan on getting started on that in the next couple of weeks. The state has not approved the design of the project yet but they are looking to have that done in the first part of December. Councilman England inquired about the current level of the lake. Mr. Hein replied that last week it was down 7-9 feet. Mayor Sheldon said she had talked to David Harriman and he reports that it's down 12 feet or so. Mr. Hein stated that they're estimating the drawdown to be complete on December 12th. They're currently taking 15 cff.

Wastewater Treatment Plant Status: There is a pre-bid on-site meeting on November 18th at 11:00. He was talking to the engineer today and it's been requested by several of the contractors and bidders on the project that we postpone the bid opening until after the holidays (Thanksgiving) to give them some time to get their bids put together. They are proposing to set back the bid letting of this to December 9th instead of December 2nd. Mayor Sheldon asked where the bid opening would take place. Mr. Hein replied that it would be in Denver at TetraTech's office.

Raw Water Status: Mr. Hein is currently negotiating with Petroglyph on some areas of concern with the Reverse Osmosis portion of this project. TetraTech has completed their study on the effect that would have on the wastewater treatment plant and has submitted that to him and he has submitted it to Petroglyph. We are currently in the process of revising the contract with them to incorporate that. Hopefully the revision will come back before Council at the beginning of December. Councilman Flanagin asked if they have looked at the effect the RO will have downstream. Mr. Hein replied that it is all part of the report and he will submit it to the Council as the attachment to the revision of the contract. All of the concerns that were raised have been addressed through the engineer in their study and that is complete at this time. Councilman Jerant asked why we're forming a partnership with Petroglyph. Mr. Hein replied that this was in support of

the preliminary engineering estimate on the raw water line. Ms. Jerant asked if there will be any public meetings regarding this. Mr. Hein replied that there can be. He stated that we're having them (the engineer) study the effects of the RO process. It's still very open ended at this time. Ms. Jerant asked for confirmation that there is no guarantee that we'll sign a contract. Mr. Hein replied that there is not. He said that all of the concerns that he's had have been addressed through the study of the RO process. Councilman England asked if "bottom line" is still that it's 0 when it comes out the other end. Mr. Hein replied in the affirmative. The amount that they're proposing to run through the system will have no effect at all, depending on that amount. Councilman Moore asked if this would potentially solve the problem the Corsentinos have reported. Mr. Hein replied that it would potentially if it stays at the amount they have proposed to submit to the plant. If that amount is exceeded it would have to be adjusted accordingly. Councilman Jerant asked for confirmation that the study was done by TetraTech. Mr. Hein replied that it had. Ms. Jerant asked if TetraTech had been paid by Petroglyph. Mr. Hein replied that they have not but Petroglyph has assured him that they will pay when the invoice is submitted.

The New Grocery Store: The commitment that the city has made on this project is complete. The structures have been removed. Our utilities have been relocated. All we have left is the relocation of the phone lines which we have no control over. We are currently negotiating with them (Qwest) which has been a real challenge. We've gained a little ground but not near where we need to be to get that accomplished. That's basically the only hold-up that we have as far as our original agreement with the developer on the project. They've had a little "hiccup" as far as their access problems with the state but he believes that they have that resolved. They've replaced the person who was working on it with the individual who worked on it for the developer who was looking at that property prior to them. Councilman England asked about financing. Mr. Hein replied that it looks good. They passed their first round and they see no problems.

CDBG Northlands Grant Status: The CDBG (funds) are capped at \$600,000.00. This project was estimated at about \$735,000.00. The office of Economic Development and International Trade has pretty much committed to a \$500,000.00 grant to subsidize that. The document that is in your packet is for \$699,946.00. He stated that he had talked to the Council at one time about the challenges on this funding because the energy impact assistance funds had been cut way back. Then he and the Mayor attended a meeting recently where they heard that there shouldn't be any problem securing this funding. Now he's hearing that they're tightening up again. The City's match on this project (in kind) is \$34,250.00. He sees no problem in taking care of that. Councilman England asked whether Mr. Hein had heard anything about DOLA. There's "scuttlebutt" in Denver that the Governor is really going to yank the chain after the first of the year to a serious dollar amount. He heard that it was \$40,000,000.00. Mr. Hein replied that he had heard also that there will be further cuts.

Railroad Building Grant Status: The contract for the structure assessment has been secured. The amount of that grant is \$13,646.00 so that's definitely a go.

Gas Purchase: There is a phone conference set up with our consultant, Mr. (Mike) McFadden, regarding this. He sent the backup information to Mr. Hein and he will explain it during the phone conference. Mr. Hein will then be able to present to the Council.

Acorn Truck Stop entryway: They're working on the entryway. The State finally resolved their differences with the owners so they're working on that along with

completing the parking lot at the KFC/Taco Bell. The Mayor had heard that they were waiting for San Isabel to move a light pole.

Councilman Jerant asked about the detail ledger that was on the dais when they arrived and whether it should replace the one in their packets. Mr. Hein replied that the documents handed out before the meeting are for review for the budget meeting tomorrow (Wednesday, November 18th) night. Ms. Jerant said that she had quite a few questions and Mayor Sheldon suggested that she save them for tomorrow's meeting since Finance Director Krystel Vigil will be at that meeting.

Chief of Police: Chief Baldonado was not in attendance.

Monthly Reports

Mayor Sheldon stated that the reports had been looked at in the Finance meeting and asked if anyone had any questions. She reiterated that the budget meeting would be the following evening at 5:15. Councilman Flanagan stated that they would like to see a better timeline (more specific detail on dates of actions taken) and a benchmark schedule on the code enforcement reports. Mr. Hein said that he would address this with Mr. Mondragon. Councilman Patrick suggested that Councilman Jerant's questions regarding the expenditures report be addressed this evening as the meeting for the following evening will be geared toward the 2010 budget. Councilman Jerant would like to see more detail regarding the charges that are put on the credit card. Councilman Patrick said that he (or whoever is signing the checks) sees the detail on the check stubs and they have the opportunity to ask questions at that time if necessary. Ms. Jerant asked questions about several more vendors on the expenditures report as far as types of products or services we purchase from them. Mr. Hein answered or assured he would obtain the information for them.

After reading of the treasurer's report by Lori Sheldon, James England made a motion, seconded by Larry Patrick that the report be accepted as presented. Motion passed on a roll call vote of 8-0.

Unfinished Business

The first item is the approval of the CDBG grant application for the Northlands for slightly under \$700,000.00. A motion was made by Edie Flanagan, seconded by Susan Blake that we approve the State of Colorado, Department of Local Affairs Community Development Lot Grant Program application and authorize the Mayor to sign it. Councilman Patrick asked a question regarding page 9 and whether it's an example or actually pertinent to the application (it was an example and Mr. Hein said that it would not be submitted with the application). There was some discussion after Councilman England requested confirmation that the grant will only cover the Huajatolla Hills portion of the project. Mayor pro tem Quintana asked about the property that is mentioned that the City will need to purchase. Mr. Hein replied that it is for the lift station and that it's already been taken care of. Motion passed on a roll call vote of 8-0. Mayor Sheldon congratulated the Council on taking the first major step.

Councilman Jerant remarked on the reduction in overtime hours as detailed in the overtime report in the packet.

New Business

There were no items on the agenda under New Business.

Adjournment

With no further items on the agenda, the City Council meeting adjourned at 6:50 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.