

The Special Meeting of the Meeker Town Board was held Thursday November 5, 2009 at Town Hall.

Members Present	Mayor	Etheridge
	Trustees	Gerloff Halandras Omer ó via phone Strate
Members Absent		Mills Cook
Town Staff Present	Town Administrator	Day
	Town Clerk	Cook
	Town Attorney	Viscardi
Citizens Present	Alex Sanchez	Applicant ó Fiesta Guadalajara

CALL TO ORDER

Mayor Etheridge called the meeting to order at 5:26 p.m.

ROLL CALL

All present except Trustees Mills and Cook.

APPROVAL OF THE AGENDA

Mayor Etheridge inquired if there were any changes to the agenda with Administrator Day moving the Bid Award Item behind Other Council Business.

A motion was made by Trustee Gerloff to approve the agenda with the noted change, seconded by Trustee Strate. All ayes, motion carried.

Request from Dacia, Inc. dba Fiesta Guadalajara for temporary liquor license, pending license transfer from Gary's Smokehouse to Dacia, Inc.

Town Clerk stated the applicant; Alex Sanchez was present and would be the registered manager of the establishment and a member of the Dacia, Inc. She stated the applicant has requested a temporary permit for the establishment at 624 Market Street, pending transfer of the permanent license from GPMCK LLC, dba Gary's Smokehouse, to DACIA, Inc. doing business as Fiesta Guadalajara. Clerk Cook stated Gary's Smokehouse currently had a valid Hotel/Restaurant license, the application is complete and included an Affidavit of Transfer and Statement of Compliance signed by Gary McKinney and Salvador Sanchez, a current lease dated November 2, 2009 through November 1, 2010. She stated the appropriate clearances had been received from the Police and Community Development Department, a preliminary criminal history completed, all fees paid, and Staff recommended approval of the temporary permit, pending the license transfer application which would be heard at the regular Board of Trustees meeting on November 17, 2009. Trustee Omer (via phone) stated he heard most of what was said; but asked for clarification on the recommendation for approval. Mayor Etheridge clarified Staff recommended approval of a temporary license and the transfer of the license from Gary's to the corporation (DACIA, Inc.) and would be heard at the November 17th meeting. Mayor Etheridge asked for questions or comments with none noted.

A motion was made by Trustee Halandras to approve the temporary liquor license for DACIA, Inc. dba Fiesta Guadalajara, seconded by Trustee Strate. All ayes, motion carried.

Administrator Day thanked Clerk Cook for her work on the application. Mayor Etheridge inquired why this was an emergency with Day stating there was only a five day timeframe. Mayor Etheridge inquired if the Town didn't act within the five days, would the applicant have to wait until the November 17th meeting to obtain the transfer? Day stated they would be out of compliance with the Town's ordinance. Attorney Viscardi stated it was State statute that required the quick issuance and the Town had adopted the rule that they would follow the State

Special Meeting of the Town of Meeker – November 5, 2009

statute. He added the State statute doesn't identify what happened if it wasn't done within the timeframe. Clerk Cook stated Mr. Alex Sanchez was local but other members of the corporation were not and with travel and pulling together the last pieces of the application; they missed the regular meeting on November 10th by two days, and thanked the Board for coming tonight.

Selection of Structural Engineer for Meeker Elementary project.

Administrator Day stated there were no further updates and recommended the Board move forward with Pattillo Engineers, adding she was unable to ask Mr. Pattillo about the mileage waiver. Trustee Halandras stated it probably wasn't enough to worry about, with Day stating mileage was paid to almost everyone who comes out of Glenwood Springs. Mayor Etheridge asked for comments or questions with Trustee Gerloff stating he was concerned about the last paragraph on the first page, where Pattillo stated "their investigation would be limited to issues related to the structural condition of the existing structure, it will not address". He stated the Town was going to pay for something similar to what they already paid for and wasn't covering any important issues everyone had the most questions about. Day stated what she heard from the Board was they didn't want to look at electrical or plumbing. Trustee Halandras stated it wasn't needed and inquired if Trustee Gerloff had seen the other information. Day stated he hadn't as he wasn't at the previous meeting and hadn't gotten the information to him, but the survey would be structural only. Trustee Gerloff stated he remembered discussion about how much the cost would go up. Trustee Halandras stated it says structural and is what the Board wanted. Trustee Gerloff stated "correct" but another item the Town will have as a huge expense was asbestos abatement. Day stated she had applied for a grant for it and if the Town received a Brownfield assessment, it would take care of the asbestos issue but not the mechanical, electrical or plumbing. Mayor Etheridge stated her concern was hiring Pattillo to do something the Town didn't provide enough information for, and wanted to ensure Mr. Pattillo didn't come back and tell them "yes, the building is sturdy" but to tell them "it is sturdy and sturdy enough to be renovated" or last an additional 20, 30, 50 years, and the Town needed to be clear on what the needs are. Day inquired if the Board wanted to schedule a phone conference with Mr. Pattillo for their next meeting? She added it would put the project back a bit, but she didn't feel a good comfort level (from the Board). Trustee Gerloff stated they needed to have a clear picture of the building as they really don't know what they have. Trustee Halandras stated if the structure isn't good, then either is the rest of it, and need to have a starting point.

Mayor Etheridge inquired of Trustee Omer if the letter from Pattillo Engineers encompassed what the Town needed to know? Trustee Omer stated the letter directly addressed the analysis of the structure but left out/didn't address hazardous materials and wasn't sure if asbestos abatement was connected to the structural integrity of the building. He stated the scope of the project should include "what are the issues with asbestos" and "what would it take to abate it" and might be a step beyond analyzing the structural integrity of the building but if the building wasn't conditioned for a useful life then nothing else matters. He stated it might be clarified with the engineer to see if those two are so connected that both have to be analyzed. Trustee Halandras stated the proposal states "an investigation, structural CAD plan" would be gone through for analysis determining the safe weight bearing capacities of the typical and critical floor framing members, safe snow loads for all roof framing, load paths and if all is good, then they deal with the roof, the asbestos, the plumbing, etc. Day stated if the Town received the grant, stating it wasn't really a grant but the work is done at no cost to the Town. Trustee Halandras stated "even better" but there would be no reason to take the money if the structure wasn't any good. Day stated the asbestos abatement would have to be done whether torn down or kept. Trustee Gerloff stated it seemed it could be things would never cease, having evaluations done for everything. He stated with everything the way it is, was the Town getting the biggest bang for their buck on the evaluation of a structure? Trustee Strate stated anything can be fixed, even a structure, but his questions were, "what does it take to fix it?" and "was the floor going to fall in?" Day suggested again the Board speak with Mr. Pattillo. Mayor Etheridge stated she wanted it clarified so he doesn't come back and say "you have foundation issues but can be helped," she wanted him to say "you have foundation issues and here is the level of how bad or good it is, and what would fix it" so the Board had a threshold of how bad it is. Trustee Halandras stated they need to be careful, they should say "then tell us how to fix it." Mayor Etheridge inquired if the Board wanted to speak with the engineer with the Board consensus to

Special Meeting of the Town of Meeker – November 5, 2009

Speak with Mr. Pattillo at the next meeting; and compile a list of questions (sent to Day). Day reminded the Board she would be out of town next week, but if they could get their questions to her by the weekend, she would compile them.

2009 Christmas Party ó Day stated the Christmas Party would be Saturday, December 12, 2009 at the Meeker Café.

OTHER COUNCIL BUSINESS

Roundabout Update – Day stated she had spoken with Mr. Pratt (Stantec) who stated he had not spoken with Mr. Reck again, and clarified he had stated in his presentation he had only designed one residential roundabout with a driveway in it. She stated he was in the design process for a roundabout containing a driveway and five legs and are all over Colorado Springs. Day stated she went to the Colorado Springs website and found they have 68 roundabouts and adding another 10. She added they were using them in residential areas and around schools a great deal. Trustee Halandras stated he wanted to be able to compare the proposed roundabout to another one. Day stated she had asked Mr. Pratt about it but he hadn't provided the information yet. Trustee Halandras stated he hoped the Town could do something, whether it's a small amount of pavement to provide additional stopping distance, and they will have a sidewalk there regardless of the roundabout. Trustee Gerloff stated a source of information would be Eric Peterson, a CDOT engineer involved with some of the roundabouts in Grand Junction. He added Mr. Peterson is overseeing the Hwy 13 project and is from the area.

Joint Meeting with Commissioners/Town of Rangely ó Day stated she was unsure if the meeting with the Commissioners at 5:00 p.m. would work but would keep them informed. She stated she had spoken with Peter Brixius (Rangely Town Manager) who stated he thought the Rangely Town Board would be fine with waiting until January for the joint meeting.

Bid Award

Police storage building (carried over from 11/3/09 meeting).

Trustee Halandras left the room due to conflict of interest. Day stated Chief Hervey was unable to attend, but had checked all the received bids, with the lowest bid from Sturdy Built Structures of Craig for \$11,000.00. She stated Chief Hervey had called the company to confirm they had the required insurance, which they do. She added Chief Hervey had also looked at a structure built in Meeker by the company and is exactly what he needed and recommended accepting the low bid of \$11,000. Mayor Etheridge asked if Day could speak about the 15 percent flexibility the Town had with using local entities. Day stated if a purchase was under \$1,500 the Town could accept a bid that was 15 percent more, awarding it to a local person, but this project was over \$1,500 and about 40 percent less (then the local bid submitted). Trustee Gerloff inquired if the specifications included insulation with Day stating the building didn't include insulation as it wouldn't be heated, it would be a building used to store impounded vehicles. She added Chief Hervey's idea was at a later time; have Public Works Staff add insulation and sheetrock when they weren't busy, adding the budget for the project was small at \$15,000. Mayor Etheridge inquired if any of the other bids included insulation with Day stating no. Trustee Gerloff stated the potential was there to tie up the wash bay to process vehicles with Day stating that wasn't the plan; the building would have electricity and a small electric heater could be used as they do their work, and the reason for the structure was so things weren't put in the wash bay as there wasn't much security there. Mayor Etheridge asked Trustee Gerloff if Day's response answered his question, with Trustee Gerloff stated it was a concern as they used to do it in the wash bay. Mayor Etheridge stated even if it isn't an ideal structure, it's a structure and between the Public Works and Police Department; they could work towards enhancing it to be ideal for their purposes and this was the best way to go.

A motion was made by Trustee Strate to approve the low bid from Sturdy Built Structures of Craig for \$11,000 for the Police Storage Building, seconded by Trustee Gerloff. All ayes, motion carried.

Special Meeting of the Town of Meeker – November 5, 2009

ADJOURNMENT

Mayor Etheridge adjourned the meeting at 6:00 p.m.

Attest:

Mandi Etheridge, Mayor

Lisa Cook, Town Clerk