

The Regular Meeting of the Meeker Town Board was held Tuesday, January 19, 2010 at Town Hall.

Members Present Trustees	Mayor	Etheridge Halandras Omer Cook Strate Mills Gerloff
Town Staff Present	Town Administrator Town Planner Town Clerk Public Works Super. Town Attorney Liquor Clerk Admin. Assist.	Day Smith Cook Overton Viscardi Sizemore Niemi
Citizens Present	Nikki Turner Kai Turner Pat Hooker Anthony Mazzola	RB Herald Times RB County Commissioner RB County Administrator Meeker Lions Club President Wendy & Bobby Gutierrez

CALL TO ORDER

Mayor Etheridge called the meeting to order at 7:00 p.m.

ROLL CALL

All Trustees present.

APPROVAL OF THE AGENDA

Mayor Etheridge asked if there were any changes to the agenda with none noted.

A motion was made by Trustee Halandras to approve the agenda, seconded by Trustee Omer. All ayes, motion carried.

APPROVAL OF THE PREVIOUS MINUTES

Mayor Etheridge asked for changes or revisions to the minutes of January 5, 2010 with Town Clerk Cook stating page three, seventh sentence from the bottom of the first paragraph should read "if there will be an election" instead of "if the election is cancelled," and the fourth sentence from the bottom should read "less expense" instead of "the extra cost."

A motion was made by Trustee Strate to approve the January 5, 2010 minutes with noted changes, seconded by Trustee Cook. Ayes 6 Trustees Omer, Cook, Halandras and Strate. Trustees Mills and Gerloff abstained, motion carried.

APPROVAL OF VOUCHERS

Mayor Etheridge asked for questions or comments regarding the revised vouchers dated January 19, 2010 Trustee Mills asked for clarification on Item #9 Colorado West Substance Abuse Service. Administrator Day explained it was the yearly contract with Colorado West to pay for services which allowed the Town to take people to the detox center as needed. Mayor Etheridge inquired about Item #35 Craig Electric Motor and Machine, Inc, the electric pump motor for the park; which park and for what? Public Works Superintendent Russell Overton explained it was for Circle Park due to a transformer failure which resulted in the loss of a pump motor.

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A motion was made by Trustee Halandras to approve the revised vouchers dated January 19, 2010, seconded by Trustee Cook. All ayes, motion carried.

PUBLIC PARTICIPATION

Rio Blanco County Request to Waive Administrative Fees: Pat Hooker ó Rio Blanco County Administrator formally requested the Board of Trustees to consider waiving the Town's administrative building permit fees for the upcoming remodeling work at the Fairfield Center for their new administrative offices but not the plan review fees or inspection fees for outside inspections. Mayor Etheridge inquired of Day if it was correct that the building permit fees for the County and other special districts had been waived in the past, with Day stating yes; with the most recent being the County's new sand shed.

A motion was made by Trustee Mills to waive the administrative fee for the upcoming remodeling work at the Fairfield Center, but not the cost of the plan review fee or inspectors hired by the Town of Meeker per the County's request, seconded by Trustee Strate. All ayes, motion carried.

NEW BUSINESS

Bid award for Compact Track Loader.

Public Works Superintendent Russell Overton reported the Wagner Equipment bid was the lowest bid in the amount of \$57,981.30 for the Compact Track Loader, meeting all the required specifications and Staff recommended accepting the bid.

A motion was made by Trustee Omer to award the low bid of \$57,981.30 from Wagner Equipment, for a Compact Track Loader, seconded by Trustee Strate. All ayes, motion carried.

Public Hearings – 7:05 p.m.

Adoption of Ordinance 1, Series 2010, An Ordinance affirming the May 16, 2006 motion of the Town Board of Trustees to rezone a certain parcel of land in the Sanderson Hills Subdivision owned and developed by Berislav K. Sepic and Djurdjica A. Sepic as MR Mixed Residential District and Designating such rezoning on the Town of Meeker zoning map. Mayor Etheridge opened the Public Hearings at 7:16 p.m. Planner Smith reported a motion was approved in May 2006 to rezone the parcel of land owned and developed by Berislav K. Sepic and Djurdjica A. Sepic; Lots 1,2,3,4 and a portion of Lot 5 (Sanderson Hills Subdivision) to Mixed Residential (MR) from R1A but an ordinance was not adopted as required. She stated this ordinance needs to be adopted in order for the rezoning to be official and recommended the Board approve Ordinance 1, Series 2010. Mayor Etheridge asked for questions, with none noted.

A motion was made by Trustee Mills to approve Ordinance No. 1, Series 2010, an Ordinance affirming the May 16, 2006 motion of the Town Board of Trustees to rezone a certain parcel of land in the Sanderson Hills Subdivision owned and developed by Berislav K. Sepic and Djurdjica A. Sepic as MR Mixed Residential District and Designating such rezoning on the Town of Meeker zoning map, seconded by Trustee Halandras. All ayes, motion carried.

Request from Meeker Lions Club for Special Events Liquor License at the Fairfield Center, 200 Main on February 11, 2010, to serve during the annual Meeker Chamber of Commerce membership event.

Liquor Clerk Sizemore relayed this was a Special Events Liquor License for the upcoming Meeker Chamber Annual Dinner on February 11, 2010, with Anthony Mazzola as the Lions Club President and Meeker Chamber Director Shonda Otwell as the Event Manager. Ms. Sizemore stated everything was in order except for the correct diagram for the event, explaining she had accidentally pulled the one from the previous year's event, but the Board was given a new diagram for the event and Staff recommended approval. Anthony Mazzola was present, representing the Lions Club.

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A motion was made by Trustee Strate to approve the request from the Meeker Lions Club for a Special Events Liquor License at the Fairfield Center, 200 Main on February 11, 2010 to serve during the annual Meeker Chamber of Commerce membership event, seconded by Trustee Halandras. All ayes, motion carried. Mayor Etheridge closed the Public Hearings at 7:19 p.m.

Board consideration of adoption of Resolution No. 1, Series 2010, a Resolution of the Town of Meeker Board of Trustees recognizing the validity of the Town of Meeker annexation petition for the annexation to the Town of Meeker of certain parcels of real property generally describe as: Lying in Section 14, T1N, R94W of the 6th P.M., Rio Blanco, Colorado, which are unincorporated lands solely owned by the Town of Meeker and are not solely public streets or rights-of-way, and setting a date, time and place for the Town to hold a hearing to consider the adoption of an ordinance to annex said parcels of real property and designate their zoning and bring them within the Town of Meeker zoning map, pursuant to C.R.S. §31-12-106 (3).

Planner Smith reported this was the first step to annex the two parcels of land where two of the Town's water tanks were located and explained an Open Zoning District and further, the resolution included setting a public hearing where the Board would hear the request for annexation of the property, followed by a request for rezoning. Trustee Omer inquired if the water tanks currently sit on Town property with Planner Smith stating yes.

Trustee Halandras inquired as to why there was a new surveyor with Day explaining it was the same surveyor who surveyed Circle Park and 2nd Street and had surveyed the tank sites several months ago. Attorney Viscardi stated for the record; in order to use the annexation process the Town is using, the property needed to be 100 percent owned by the Town and was not a public street or right-of-way. Planner Smith stated the Public Hearing is set for February 16, 2010 at 7:15 p.m.

A motion was made by Trustee Halandras to approve Resolution No. 1, Series 2010 a Resolution of the Town of Meeker Board of Trustees recognizing the validity of the Town of Meeker annexation petition for the annexation to the Town of Meeker of certain parcels of real property generally describe as: Lying in Section 14, T1N, R94W of the 6th P.M., Rio Blanco, Colorado, which are unincorporated lands solely owned by the Town of Meeker and are not solely public streets or rights-of-way, and setting a date, time and place for the Town to hold a hearing to consider the adoption of an ordinance to annex said parcels of real property and designate their zoning and bring them within the Town of Meeker zoning map, pursuant to C.R.S. §31-12-106 (3), seconded by Trustee Omer. All ayes, motion carried.

Appointment to the Meeker Library Board.

Day reported the Meeker Library Board had recommended Mandy Mobley to fill the vacant library board seat. Mayor Etheridge asked for comments or questions with none noted.

A motion was made by Trustee Gerloff to approve the appointment of Mandy Mobley to the Meeker Library Board, seconded by Trustee Cook. Ayes ó Trustees Omer, Cook, Strate, Mills and Gerloff. Trustee Halandras abstained. Motion carried.

Update concerning Ute Road.

Day reported the Town had received a set of plans that were about 40 percent completed and had a meeting with Rob from Stantec prior to tonight's Board meeting. She stated the next step would be to get the various entities input and the final set of plans to stay on schedule. Day also relayed they were still talking with Neenan to resolve the box culvert issue. Trustee Omer inquired if there would be an opportunity for residents in the area to see the plans once finalized with Day stating yes. Day told the Board they needed to decide if they were going to build the sidewalks on Sulphur Creek Road this year at the Town's expense and reiterated the discussion from the previous Board meeting. She also provided a summary of where the cash accounts stood at this time as well as the costs of Ute Road and the Sulphur Creek Road sidewalks. Day also stated she thought the numbers (costs for the projects) were high as the economy is flat; and hoped the bids came in low. She also recommended the Town use their own

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funding for the sidewalks since it is largely a safety issue. The Mayor reiterated her comments from the last meeting; safety was the large concern and had strayed during the process; but the Town needed to do sidewalks. Trustee Omer inquired if a detailed plan for the sidewalks would need to be initiated with Day stating yes and Stantec was already working on some of it. She stated Ute Road would be done first; by July 4th, and the overlay and sidewalk project after that. Trustee Omer reiterated they needed to make sure the information was shared with all entities as well as those who lived along Sulphur Creek Road, asking Day when it would take place? Day replied in the next few weeks. She stated they also needed to schedule with WREA to get electrical lines buried as well as the telephone lines and there were also repairs to the sewer line that needed to be done prior to the road project. Trustee Omer inquired if any other Board action to approve funding for the project was required with Day saying no, but needed the Board's approval to move forward on the Sulphur Creek Road sidewalks. The Board concurred to move forward with the sidewalks on Sulphur Creek Road at the Town's expense.

Update concerning Ennovate – Energy Audit and proposed upgrades for Town Hall.

Day reported she had asked Lunsford Mechanical to provide a quote for a new boiler and they had come back with a cost of \$28,000.00, which included a Glycol pump, flushing of the lines along with removal of the old boiler and installation of a new one and re-piping. Discussion focused on the differences of price between Ennovate and Lunsford Mechanical, whether the Town has to use Ennovate for the upgrades/work and what the State required for obtaining grants for energy upgrades. Trustee Halandras suggested obtaining another quote from a company he knew of, with additional discussion focusing on paying Ennovate for the audit and moving on. Mayor Etheridge suggested Day contact Ennovate to let them know they weren't addressing the Board's concerns and the lack of detail.

Update concerning public meeting scheduled January 25, 2010 to discuss Housing Needs Assessment report.

Day urged the Board members to attend the meeting on January 25, 2010 at 7:00 p.m. at Town Hall regarding the Housing Needs Assessment Report. She added there would be a Water Source Protection meeting prior to the Housing meeting at 5:00 p.m. and she would send an email reminder.

MAYOR'S REPORTS

None

MANAGER'S REPORTS

New Signs for Streets: Day stated there was funding in the budget to replace the street signs and asked the Board to choose a color. The Board asked if all the signs would be replaced and why? Day stated it was much easier to change the signs at one time and most were pretty faded. Trustee Gerloff inquired if the Town would bid for the signs only with Day stating yes; Staff would do the work to replace them. Discussion focused on night time visibility, reflectiveness, color choices, what would happen to the old signs and if the posts would be reused and if it was really necessary to replace all the signs. Day suggested the Board postpone their decision until the next meeting as there were many questions she was unable to answer, but Mr. Overton could. The Board concurred.

Old Elementary School Letter/Statement: Day read the following: After talking to a majority of Town Board members on Friday, January 19, 2010 regarding new information concerning the current elementary school, I called Ken Parsons, Chairman of the Rio Blanco County Commissioners, to invite the Commissioners, on behalf of the Town Board, to meet in a workshop format to discuss the structural engineer's preliminary findings concerning the structural integrity of the current elementary school. I explained that the engineer had been in Meeker on Thursday, January 18th to look at the building again, after reviewing the plans for the additions, which were recently found by the school district and scanned electronically. After his investigation, the engineer had relayed that the building is believed to be in very good condition structurally and the asbestos issue may not be as comprehensive as originally thought. Ken and I also discussed potential funding sources for both renovation and asbestos abatement and the potential of the space being utilized by the County for its administrative and/or justice

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center needs. Chairman Parsons called this morning and explained that the Commissioners concurred during their meeting held Monday, January 18, 2010, that they were moving forward with the Fairfield remodel project to occupy permanent administrative offices in the old library portion of the building and are exploring an addition to the current County building to meet the needs of a justice center. He explained that if the current elementary building remains, it won't meet the County's needs and therefore, the Commissioners declined to meet with the Board tonight.

6th Street Park: Day stated Scott Pierson, Rec. District Director had inquired if the Rec. District could use the 6th Street ball park for soccer and T-ball due to the County field potentially not being available this summer. Discussion focused on insurance liability, and use by the public. The Board concurred that 6th Street Park could be used by the Rec. District.

ATTORNEY'S REPORTS

Trustee Halandras left due to a conflict of interest. Attorney Viscardi stated Planner Smith had sent a letter to Mr. Regas Halandras regarding the Line of Credit Letter for the Escondido Subdivision and its renewal which was due soon. He stated Mr. Halandras had made a verbal inquiry, with Staff recommending he make a written request for relief from renewing the Letter of Credit due to the slow economy. Attorney Viscardi stated they had met to discuss the possibilities and ways to maintain the Subdivision Improvements Agreement (SIA) and to address Mr. Halandras's request to not have a Letter of Credit on the property at this time. He stated Staff was proposing a secondary agreement and outlined how it would work with the SIA; and put everything on hold for a specific time period. Attorney Viscardi stated the agreement would state no development could happen until a Letter of Credit was back in place. Trustee Omer inquired as to what mechanism would be used to accomplish that, with Attorney Viscardi stating he would prepare another agreement which would state the Town would not require a replacement Letter of Credit. A notice would be recorded and a Letter of Credit would be required before development could commence. A year's moratorium is proposed. He further added the process could be extended to other contractors who might request this type of relief in the future. The Board concurred for the Attorney to prepare the documents for consideration at a future meeting.

OTHER TOWN BOARD BUSINESS

None

ADJOURNMENT

Mayor Etheridge adjourned the meeting at 8:15 p.m.

Mandi Etheridge, Mayor

Attest:

Lisa Cook, Town Clerk