

*/The Regular Meeting of the Meeker Town Board was held Tuesday, April 20, 2010 at Town Hall.

Members Present	Mayor	Etheridge
Trustees		Halandras
		Cook
		Conrado
		Strate
		Omer
Members Absent		Gerloff
Town Staff Present	Town Administrator	Day
	Town Clerk	Cook
	Public Works Super.	Overton
	Town Attorney	Viscardi
	Admin. Assist.	Niemi
Citizens Present	Nikki Turner	RB Herald Times
	Michelle Morgan	David & Ellene Meece
	Wendy Gutierrez	Ryan Wix óFCCLA
	Sage Chapin ó FCCLA	Alyssa McLaughlin - FCCLA
	Mary K. Krueger	Cliff Chapin

CALL TO ORDER

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

ROLL CALL

All Trustees present except Trustee Gerloff.

APPROVAL OF THE AGENDA

Mayor Etheridge asked if there were any changes to the agenda, with Attorney Viscardi requesting an Executive Session pursuant to C.R.S. 24-6-402(4)(b) regarding negotiations for acquisition of land for the roundabout project, adding it had nothing to do with the contract proposed to be approved at tonight's meeting.

A motion was made by Trustee Halandras to approve the agenda with the addition of an Executive Session, seconded by Trustee Cook. All ayes, motion carried.

APPROVAL OF THE PREVIOUS MINUTES

Mayor Etheridge asked for changes or revisions to the minutes of April 12, 2010 with Trustee Halandras stating under Citizens Present; Mark K. Kruger should be Mary K. Krueger, Ellene Meece's husband's name was David and the addition of Michelle Morgan. Mayor Etheridge stated on page five in the large paragraph, middle section; the word "precedence" should be "precedent" and should also have a period or semicolon after "individual's property."

A motion was made by Trustee Omer to approve the April 12, 2010 minutes with the noted corrections, seconded by Trustee Halandras. All ayes, motion carried.

APPROVAL OF VOUCHERS

Administrator Day left the room due to conflict of interest concerning the voucher for Water Pump Supply and Service. Mayor Etheridge asked for questions or comments regarding the revised set of vouchers dated April 20, 2010. She inquired of Public Works Superintendent Russell Overton about Item #19 under the Water Fund ó Water Pump & Supply, pump drive and installation for Sage Hills pump house. Mr. Overton explained it was a variable frequency drive placed on the pump and when they drain the zone three tank (for painting) they can pressurize the zone so people will have water as they work on the tank. Trustee Halandras asked how long the water tanks would be out for painting? Mr. Overton stated 60 days for both water tanks.

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A motion was made by Trustee Strate to approve the revised set of vouchers dated April 20, 2010, seconded by Trustee Halandras. All ayes, motion carried

Administrator Day returned to the meeting.

PUBLIC PARTICIPATION

None

NEW BUSINESS

Presentation by FCCLA (Family Career & Community Leaders of America) – Meeker High School.

Ryan Wix, Sage Chapin and Alyssa McLaughlin from the Meeker High School Family Career & Community Leaders of America (FCCLA) presented their first place presentation to the Board regarding the soon-to-be vacated Meeker Elementary School. Ryan stated the group had recently attended the state FCCLA competition in Denver; placing first with their presentation and would be going to nationals in Chicago in July. The three students provided the background for their project; an issue in the community they felt passionate about; the old elementary school. Sage Chapin outlined the history of the building as well as her vision for the site; keep the building and put in offices for businesses and a parking lot for the courthouse. Next, Alyssa outlined her vision for the site; removal of the building and turning the site into a downtown recreation area. Ryan outlined the group's solution to the problem; removal of the addition of the building and keeping the older section. By removing the addition, the recreation portion could be implemented with a playground and parking and worked well with the residential area to the north and in the existing building; a gym and larger offices for businesses which would be more consistent with the downtown area. Mayor Etheridge thanked Ryan, Sage and Alyssa for their presentation.

Bid Awards:

1. Town of Meeker – Ute Road and Sidewalks/Trails 2010 Project.

Trustee Conrado left the room due to conflict of interest. Administrator Day stated five bids were received for the project and read the following: Heyl Construction, New Castle with a bid of \$1,046,711.00 and an alternative bid (for a guardrail on the east side of Sulphur Creek Road) of \$20,791.00. Evan Preisser, Inc., Colorado Springs with a bid of \$1,094,000.00 and an alternative bid of \$23,037.50. Concrete Works of Colorado Inc., Lafayette with a bid of \$1,474,742.50 and an alternative of \$18,047.00. Connell Resources, Inc. Steamboat Springs with a bid of \$1,203,959.70 and an alternative of \$22,674.00. Martinez Western Constructors, Inc. Rifle with the lowest bid of \$854,683.90 and an alternative of \$21,953.70. Day stated she had called the references as well as governmental personnel at Rifle and Silt. She stated the company's references were very good; they were easy to work with, they stayed within budget and time frames. Day recommended accepting the low bid of \$854,683.90 and the alternative of \$21,953.70 from Martinez Western Constructors, Inc for the Ute Road project. She added \$1.6 million had been budgeted for the project and explained there are additional expenses including engineering, testing etc.

Trustee Halandras inquired if the bid included the sidewalks, with Day replying yes. Trustee Omer inquired if the bids included a contingency with Day replying no, explaining the only way the bid price will change is if there are additions which would be approved by a written change order. Trustee Omer inquired if the price was guaranteed with Day replying yes, unless there was a change order. Day went on to say the company would be able to mobilize by May 3, 2010 and hoped to have a tractor in Meeker the week of April 26, 2010 to begin the trenches for White River Electric. David Meece stated there was a 20 percent spread in the bids and asked if the companies had a materials list to bid on? Day replied yes (a line item bid). Discussion focused on Martinez Western Contractors, Inc. having a much lower mobilization bid price due to the company being located in Rifle, not using many subcontractors as they have most of their employees in-house. Mr. Meece inquired if the engineering road testing was an expense for the Town and if soil test analysis had been done? Day stated the soil testing was completed and the Town would have a geotechnical firm perform the required testing (soils, asphalt

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and concrete). Wendy Gutierrez inquired if there were any local bidders, with Day replying no, due to the lack of experience with roundabouts, but some local subcontractors had been contacted. Mayor Etheridge asked for additional questions or comments with none noted.

A motion was made by Trustee Strate to accept the low bid of \$854,683.90 with the alternative bid in the amount of \$21,953.70 from Martinez Western Contractors, Inc. Rife CO for the Ute Road and Sidewalks/Trails project, seconded by Trustee Halandras. All ayes, motion carried.

2. Town of Meeker Paving Project/Sanderson Hills Subdivision.

Administrator Day stated four bids were received for the paving project and read the following: Elam Construction, Inc. Grand Junction with a bid of \$355,927.00, United Companies/Oldcastle SW Group, Inc. Grand Junction with a bid of \$399,459.00, Connell Resources, Inc. Steamboat Springs, with a bid of \$375,512.00 and Grand River Construction, Glenwood Springs with the low bid of \$326,852.50. Day stated Grand River was listed as the subcontractor to Martinez Western Constructors, Inc. for the Ute Road work. She went on to say Chris Hale (Town Engineer) had checked references and recommended the Town accept the low bid from Grand River Construction. Mayor Etheridge asked for questions or comments with Trustee Omer asking what streets would be paved? Mr. Overton outlined the streets, adding if there was funding left over the Town would like to do three additional streets (Lance, and Julie Circles and Wall Street). Day stated they were asking the Board to approve this project and would speak with the contractor regarding costs for the additional streets. Trustee Halandras asked how much was budgeted for the project with Mr. Overton stating \$500,000.00. The Board concurred to explore the cost of doing the additional streets.

A motion was made by Trustee Omer to accept the low bid of \$326,852.50 from Grand River Construction, Glenwood Springs for the Sanderson Hills Subdivision paving project, seconded by Trustee Cook. All ayes, motion carried.

Trustee Conrado returned to the meeting.

Water Storage Tanks Painting Project.

Administrator Day stated that the last 2 above ground water storage tanks would be painted during this project; located at the top of 7th Street and a above Sage Hills. She stated seven bids were received and read the following: SAS with the low bid of \$134,014.00, Norvell Construction with a bid of \$144,082.00, Spiegel & Son with a bid of \$177,970.82, Thompson Coating with a bid of \$178,000.00, Coblaco with a bid of \$192,000.00, Golden West with a bid of 268,900.00 and Long Painting with a bid of \$425,690.00. Day stated the bid last year was around \$177,000.00 and Spiegel & Son had done the work. Day stated SAS (located in Louisiana) was the lowest bidder at \$134,014.00 and paints tanks and applies coatings all over the United States/world. She went on to say SAS's recommendations were called and a NACE inspector had spoken with Mr. Overton. Mr. Overton stated the company comes highly recommended from the references called and the NACE inspector's observation and are cheaper because they have larger equipment allowing them to complete the work faster. Day recommended accepting the low bid of \$134,014.00 from SAS, adding the company would like to mobilize in the next two weeks. Mayor Etheridge asked for comments or questions with Mr. Meece inquiring if any bids came in using CO₂ blasting, with Day replying no. Trustee Omer inquired if they would do one tank at a time. Mr. Overton explained the tanks were in different zones (Zones 1 and 3) allowing them to be done at the same time. Trustee Halandras inquired if they were going to dive them, with Day replying the diving was done last year.

A motion was made by Trustee Halandras to accept the low bid of \$134,014.00 from SAS to do the water storage tank painting for the above ground water tanks on 7th Street and in Sage Hills, seconded by Trustee Cook. All ayes, motion carried.

Acceptance of land from Eastern Rio Blanco Recreation and Park District and Rio Blanco County for the new Ute Road.

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Attorney Viscardi stated in order to build Ute Road, the Town needed to acquire property owned by Rio Blanco County as it was where the bulk of the road would be constructed and outlined the area. He stated the County had approved the quit claim deed conveying the property. He went on to say a parcel of property also needed to be obtained from the Eastern Rio Blanco Recreation and Park District and their Board, at their last meeting, had authorized the Board president to execute a quit claim deed to the Town. Mayor Etheridge inquired as to what the Board needed to do with Attorney Viscardi stating they needed to formally accept the conveyance of land from the Rec. District and the County through a motion. Day relayed to the Board the quit claim deed from the County was approved during their meeting the previous day, but the Town didn't have the deed yet. Attorney Viscardi stated once the Town had the County's deed, both would be recorded. Mayor Etheridge asked for comments or questions with Trustee Omer inquiring if there would be any cost to the Town or was it part of the agreement? Attorney Viscardi stated the only expense to the Town was the surveying.

A motion was made by Trustee Strate to accept the land from Eastern Rio Blanco Metropolitan Recreation and Park District and Rio Blanco County for the new Ute road, seconded by Trustee Omer. All ayes, motion carried.

Consideration of approval of Resolution #7, Series 2010, A Resolution authorizing the Mayor to execute a Sales and Purchase contract and an Agreement to Grant a Temporary Easement with Berislav K. Sepic and Djurdjica A. Sepic, to acquire property and an easement to construct Ute Road.

Property Acquisition: Attorney Viscardi stated the Town had been engaged in discussions with Sepic's for the acquisition of property to construct the roundabout and for the acquisition of a temporary easement for construction. Attorney Viscardi stated the purchase and sales agreement was for land for the roundabout and executed by the Sepic's. He stated the Town had a faxed copy of the purchase and sales agreement (signed by the Sepic's) for the agreed upon purchase price of \$15,000.000. Attorney Viscardi went on to say the engineer had indicated if the Town didn't acquire the land, the roundabout would need to be relocated and relocation required a redesign with an estimated additional cost to construct the roundabout estimated between \$75,000.00 and \$100,000.00 (based on topography). He went on to say the title work was being done on the parcel of land, a requirement of the contract, adding the contract provided for closing on or before April 29, 2010. Mayor Etheridge asked for comments or questions with none noted.

Temporary Construction Easement Agreement: Attorney Viscardi stated the easement would allow for ingress and egress for the owners of the home, whose driveway would be located on the roundabout and was necessary during the construction of the roundabout. He stated the price was \$500.00 for the easement and the agreement stated the Town would do all the restoration work. He went on to say the Town's access to the easement would begin immediately and carry through to the end of August to fit the project timeline. Attorney Viscardi added the agreement had not yet been received back from Sepic's, but there were no issues and should the Town should have it no later than April 22, 2010. Attorney Viscardi stated the resolution allowed the Mayor and Town Clerk to sign the agreement when it arrived. Mayor Etheridge asked for questions with none noted.

A motion was made by Trustee Halandras to approve Resolution #7, Series 2010, a Resolution approving a sale and purchase contract and an agreement and grant of a temporary construction easement for portions of Lot 5, Sanderson Hills Subdivision (necessary for the construction of the Sulphur Creek Road/Ute Road Roundabout and Ute Road) with Berislav K. Sepic and Djurdjica A. Sepic and authorizing the Mayor and the Town Clerk to execute said sale contract and easement agreement, seconded by Trustee Cook. All ayes, motion carried.

MAYOR'S REPORTS

None

MANAGER'S REPORTS

New Public Works Employee: Day stated Greg Garrett had been hired for the Public Works position.

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Old Computers: Day stated the Town and the County had quite a few old computers in the basement of Town Hall and the school district had found an outlet for old computers and were willing to take the Town's, adding Carl Padilla (Building Inspector) would help pack them up. Day stated she wanted to make sure the Board was okay with it getting rid of them. The Board concurred to have Carl help move the Town's old computers out of storage and allow the school district to dispose of them through their outlet.

ATTORNEY'S REPORTS

None

OTHER TOWN BOARD BUSINESS

Executive Session: A motion was made by Trustee Halandras to move into an Executive Session pursuant to C.R.S. 24-6-402(4)(b) regarding negotiations for acquisition of land for the roundabout project, at 7:52 p.m. seconded by Trustee Strate. All ayes, motion carried.

Mayor Etheridge called the regular meeting back to order at 8:17 p.m. and invited any Board member who might have felt they strayed from the topic of discussion while in executive session to comment at this time, with no comments noted.

ADJOURNMENT

Mayor Etheridge adjourned the meeting at 8:17 p.m.

Mandi Etheridge, Mayor

Attest:

Lisa Cook, Town Clerk