

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

Members Present	Mayor	Etheridge
Trustees		Gerloff
		Halandras
		Cook
		Conrado
		Strate
Trustees Absent		Omer
Town Staff Present	Town Administrator	Day
	Town Planner	Smith
	Town Clerk	Cook
	Chief of Police	Hervey
	Town Attorney	Viscardi
	Admin. Assist.	Niemi
Citizens Present	Nikki Turner	RB Herald Times
	John Purkey	Darrell Bastin

CALL TO ORDER

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

ROLL CALL

All Trustees present except Trustee Omer.

APPROVAL OF THE AGENDA

Mayor Etheridge asked if there were any changes to the agenda with Attorney Viscardi requesting the addition of an Executive Session pursuant to C.R.S 24-6-402(4) (e) concerning matters of negotiations and instructing of negotiators in respect to the Walbridge memorandum with the Hospital District and also for discussions concerning the disposition of the elementary school property on Main Street. He also requested an Executive Session pursuant to C.R.S 24-6-402(4) (b) concerning investigations and security arrangements in regards to recent damage to a water storage tank. Trustee Cook stated the addition of Public Participation and Approval of Minutes needed to be added to the agenda.

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 comments or questions regarding the minutes of July 6, 2010 with none noted

A motion was made by Trustee Strate to approve the July 6, 2010 minutes seconded by Trustee Cook. Ayes ó Trustees Cook, Conrado, Halandras and Strate. Trustee Gerloff abstained, motion carried.

APPROVAL OF VOUCHERS

Mayor Etheridge asked for questions or comments regarding the revised set of vouchers dated July 20, 2010. Trustee Halandras inquired about items 16 & 17 under the General Fund - Networking of the Rockies, asking what they do? Administrator Day stated the Company was owned by Doug Merrill who takes care of the Town's computer system. She explained when the computers were rebooted after the power outage last week, they weren't working because a switch had gone out on the main server. She explained that Doug had spent a great deal of time locating and repairing the problem and the Town had also had to purchase a new switch.

Mayor Etheridge inquired about item 26 under the General Fund ó Service Master asking what had been done.

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Day replied the cost was to clean and resurface tile on the downstairs hallway floors and medical examining room, and power washed all the tile in all bathrooms. Mayor Etheridge inquired about item 13 ó under the General Fund ó MB Enterprises ó window cleaning, asking if it was an annual event? Day stated yes, and the Town schedules with the same company First National Bank of the Rockies uses at the same time which saves mobilization costs. Administrator Day left the room due to a potential conflict of interest

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

Administrator Day returned to the meeting.

PUBLIC PARTICIPATION

John Purkey stated he and Darrel Bastin (also present) were interested in the horse pasture west of town. He stated he understood the lease was a \$100 per month and inquired how the leasing was done. Day stated the lease was done on a yearly basis with a monthly fee. Mayor Etheridge stated since it was public land the best option would be to discuss the lease with Administrator Day. Day explained Mr. Purkey and Mr. Bastin had already spoken with her concerning the permit, but now needed to make their request to the Board. Discussion focused on the agreement/permit requirements and liability insurance. Mr. Purkey stated he and Mr. Bastin were interested in a nine-month lease option due to the issue of keeping the water from freezing in colder months. He added the liability insurance was not a problem. Mayor Etheridge inquired of Attorney Viscardi if a motion was required, with Attorney Viscardi replying yes, adding a nine-month permit/lease would be fine. He added they are normally approved on an annual basis with January being the start of the fiscal year and could do the agreement with Mr. Purkey and Mr. Bastin whenever they wanted to begin to the end of this year. Attorney Viscardi stated the agreement could be renewed from April 1st (of the following year) through the end of the year. Mayor Etheridge inquired how many horses they would be keeping there Mr. Purkey replying five at the most. Discussion focused on if the amount of horses would be an issue in the pasture. The Board concurred to have Attorney Viscardi draw up the agreement/lease for the Board's approval at their next meeting on August 3, 2010. Mr. Purkey stated he would need a legal description for the insurance company the and thanked the Board for allowing their horses the use of the pasture.

Trustee Halandras said on another matter, he wondered if Mr. Purkey if he had opened the pedestal (electrical box) at Ute Park by the pow wow ring, the previous day when he was out there? Mr. Purkey replied no, but White River Electric had moved the temporary panels so no one would run over them. He added Ellen Nieslanik would be checking into the situation as it would give the Sheep Dog Trials some additional power and the meter was already there. Trustee Halandras inquired if Mr. Purkey knew what was in the electrical box with Mr. Purkey stating it had three wires going into it, but the wires were dead. He added the electrical panel was hooked to it during the Smoking River Pow-wow the previous year and they had removed the panel and disconnected the wires. Discussion focused on the possibility of the Sheep Dog Trials moving the panel to another location and having it re-wired so that there would be more outlets available and avoiding problems with fuses blowing during the Sheepdog Trials.

NEW BUSINESS

Discussion concerning Ennovate energy improvement recommendations and next step.

Day stated she contacted Big Horn Mechanical Engineering, relaying that she had spoken with them regarding the Town's heating/cooling systems; they are willing to drive to Meeker and look at the system at no charge to the Town. She said the engineer explained that it was important to thoroughly evaluate the current system before designing upgrades. ay recommended to the Board to pay Ennovate for the energy audit (approximately \$2,000) and invite Big Horn Mechanical Engineering to look at the system and provide a cost estimate for design and plans. She added the Public Works crew may have time to upgrade light fixtures this winter and the Town could possibly plan the other projects over a two year period instead of trying to complete it all this year. Day stated

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she had also talked with Pat Hooker (County Administrator) to let him know the status of its energy upgrade so that the County's project wouldn't be delayed. Day stated the energy audit is required by the State in order to be eligible energy grants in the future. Trustee Halandras inquired if the Town could go for energy grants, with Day replying if any could be found, as currently, most grant opportunities were for the private sector. Day also added there would be a total of \$110,000.00 in SEP funding, for the Town's project. Mayor Etheridge asked if the Town had \$100,000 of funding plus the \$110,000 from the fines for the work? Day explained the funding received prior to 2010 in the amount of \$55,000.00 was budgeted and the Town would be receiving an additional \$55,000.00 this fall. Trustee Halandras stated it made sense to have someone else come in and take another look at the building. Day agreed, adding the last retrofit may not have been done correctly thought it is very important an engineer look at every unit to ensure the proposed upgrade would work well. Trustee Halandras inquired if it tied into the boiler issue with Day replying yes. She went on to say town hall has huge air handling units in the mechanical room which are very inefficient, adding it is important that any upgrades result in a more efficient and energy saving system. Day added she would send the Board an email when she had more information after Big Horn's visit.

A motion was made by Trustee Halandras to pay Ennovate for the completed energy audit and not enter into a contract agreement with them, seconded by Trustee Conrado. All ayes, motion carried.

Request from RBC Herald Times for Town to place an ad in the Fall Hunters guide.

Mayor Etheridge stated the email from the RBC Herald Times outlined the price and size of an ad, they were asking the town to purchase for the Fall Hunters Guide. She inquired of Administrator Day if the Town had placed an ad in the Fall Hunters Guide in the past, with Day replying no, but the Scenic Byways committee had purchased ads in the past in the publication in the past to promote its web site. Discussion focused on ad prices and if the Town being a government entity should have an ad in the hunters guide. The Board concurred not to purchase an ad in the upcoming Fall Hunters Guide.

MAYOR'S REPORTS

None

MANAGER'S REPORTS

Elementary School Discussion: Day stated she would like to recommend the Board schedule a workshop to discuss the elementary school and to invite Rich Sales (University of Colorado at Denver Colorado Center for Community Development) to facilitate a workshop to determine how to move forward in reaching a decision about the future of the Main Street elementary school. She stated she had spoken with Mr. Sales who stated he would be happy to facilitate the workshop. Discussion focused on not getting into the idea discussions again, funding being a huge issue as well as legal issues, details of possession once the school district has vacated the building and to look further into the private/public partnership option, possibly having Bill Whaley join via phone during the workshop. Trustee Halandras stated the Board needed to consider the fact that there is no place to further grow the Town business district. Mayor Etheridge inquired if the workshop would be on a separate night with Day stating it would be a good idea. Discussion focused on available dates and conflicts. The Board concurred to have a workshop either on July 28th or 29, 2010 or August 2, 2010 depending on Mr. Sales's availability.

Trustee Gerloff inquired if there was a plan for the building for winter (maintenance), with Day stating she believed the school would still have possession of the building and would be responsible for maintenance until at least the first of next year. Discussion focused on having the building sitting vacant, lack of maintenance and if the Town should discuss with the school what their plans are for the building for the upcoming winter. Day stated there may be funding available to "mothballing" the building. Day stated she would try to obtain some information from the school regarding their maintenance plan for the upcoming winter.

ATTORNEY’S REPORTS

None

OTHER TOWN BOARD BUSINESS

Subdivision Code Revisions: Trustee Halandras asked about the re-work of the subdivision codes, inquiring if any progress had been made from the discussions? Day stated she had not had time to go through the suggestions for changes nor had time to discuss it with anyone as there were other projects requiring her attention. Planner Smith stated she and Mr. Jim Joy had met concerning the sketch plan process and he thought the Town would be doing the changes for each section of the subdivision process separately. She added Mr. Joy had met with her about a year ago and they had only discussed the problematic issues he had in regards to the sketch plan process of a subdivision, adding he was not prepared to discuss any issues regarding the preliminary or final plat process. Planner Smith went on to say Mr. Joy had many transitions this past year and she had contacted him to see if he was still interested in discussions regarding the issues he had with the other two sections (preliminary & plat). She stated Mr. Joy had stated he was still interested in discussing the issues but would have to re-familiarize himself with past discussions. She added she had done some preliminary draft changes to the entire subdivision code but still hadn't meet with Mr. Joy on his issues on the remaining two sections. Trustee Halandras inquired if there were many issues with the sketch plan code with Day adding the entire subdivision code will have to be considered together because if processes are removed from the sketch plan process and relocated, it is essential to review each process to make certain it contains all basic requirements. Planner Smith stated it is a domino effect that some changes in the sketch process would push other things to the preliminary process and the best way is to look at the whole process that an applicant would need to go through. Trustee Gerloff inquired if that was what was being doing now? Planner Smith stated the changes she referred to were in-house matters and since the previous year, there had been at least four lot line adjustment processes done administratively by Staff. She went on to explain that part of the subdivision code, as written, doesn't ask for proof of ownership and because it is Staff approved, language needed to be drafted for it, tightening up the process. She added there were other issues in the zoning section that had needed to be addressed as well. Day added she just received those changes and would be reviewing them as soon as possible.

11th & Pinyon Street Area: Trustee Gerloff inquired if the Board had toured the 11th & Pinyon Street area during their capital projects tour, with Day replying no. Trustee Gerloff stated he would like to see more energy put into developing a solution and it seemed as if the Town was watching instead of doing. He stated a personal preference would be for the Town's engineer to come and take a look and provide a cost estimate that could be taken to the people for answers to the questions as to why the Town is letting the streets deteriorate. He stated the mag. chloride helps as well the blade work, but residents still deal with washed out streets especially when residents see the work on Sanderson and a double lift of pavement. He stated the Town owed it to the residents in the area to give it a good evaluation of what could be done and if nothing can be done, just tell them why it can't be done, adding they can't get to the "why" until the situation is looked at. Mayor Etheridge stated in reviewing the capital planning information from the previous year, she recalled Public Works Superintendent Russell Overton had spoken about the streets in question but didn't remember about what. Discussion focused on the previous year's discussion, materials needed, water lines and not getting cohesive information from the Town regarding the problem. Day stated the Town does have some engineering information, with Mayor Etheridge inquiring if Trustee Gerloff felt information wasn't being properly conveyed to the people? Trustee Gerloff stated the Town should spend some money to have an engineer look at it again, with Day reiterating the Town does have some engineer reports done about three years ago. She offered to locate the information as a start to decide what to do. She added (for informational purposes) the Sanderson Hills road work including a leveling course underneath the paving which may have appeared as double lift. She said this was a normal practice during repaving projects. Mayor Etheridge adding it could be discussed again at an upcoming meeting.

Signs at new Roundabout: Trustee Conrado stated he had a concern about some yield signs and a stop sign that were not installed prior to Sulphur Creek Road re-opening. Day stated it the signs had been overlooked. However

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the proper signage is now in place.

A motion was made by Trustee Strate to move into an Executive Session, pursuant to C.R.S. 24-6-402(4)(e) regarding determination on matters subject to negotiation and instructing negotiators with respect to the Walbridge MOU tendered from the Hospital District and also discussions concerning the elementary school with reference to Rio Blanco County and C.R.S. 24-6-402(4)(b) investigations and security arrangements in respect to Trident, with the Meeker Police Department regarding a recent incident concerning damage to the Town's water tanks, seconded by Trustee Cook. All ayes, motion carried.

The meeting was called back to order by Mayor Etheridge at 8:33 p.m. Attorney Viscardi stated the Executive Session was concluded and if any Board member felt they had strayed from any of the topics discussed, invited them to voice their concerns. No comments were noted.

ADJOURNMENT

Mayor Etheridge adjourned the meeting at 8:34 p.m.

ATTEST:

Mandi Etheridge, Mayor

Lisa Cook, Town Clerk