

Mayor Ed Sisson called the meeting to order at 7:00 p.m. Also present were Councilmembers Bill Raley, Robert Jurca and Ray Penick along with City Manager Justin Clifton and City Attorney David Smith. Absent was Councilmember Mary Cooper. A meeting notice was posted in the south window at City Hall at least twenty-four hours prior to the meeting.

Pledge of Allegiance

The Mayor led everyone present in the Pledge of Allegiance.

Changes to the Agenda

There were none.

Minutes

It was moved by Councilmember Penick and seconded by Councilmember Raley to approve the minutes of the March 4, 2014 regular meeting as submitted by the Clerk. All in favor, motion carried.

Citizen Comments

There were none.

Hotel/Restaurant Liquor License Renewal; Stockyards Restaurant

The Clerk stated that Stockyards Restaurant has submitted their Hotel/Restaurant Liquor License Renewal. The Clerk reported that the application is complete and all fees have been paid. The police department is recommending renewal.

It was moved by Councilmember Jurca and seconded Councilmember Penick to approve the Hotel/Restaurant Liquor License Renewal for Stockyards Restaurant. All in favor, motion carried.

Tavern Liquor License Renewal; CB's Tavern

The Clerk stated that CB's Tavern has submitted their Tavern Liquor License Renewal. The Clerk reported that the application is complete and all fees have been paid. The police department is recommending renewal.

It was moved by Councilmember Penick and seconded by Councilmember Jurca to approve the Tavern Liquor License for CB's Tavern. All in favor, motion carried.

DIP Request for Building Fee Contribution

City Manager Justin Clifton stated that included in Council's packets is a memo outlining DIP's basic request; however, it is unclear the amount of the fees. He stated that \$7400 was based on an estimated cost for plan review and use tax. Mr. Clifton also provided some information on the company from a Redi grant that Sarah Carlquist with Delta County Economic Development

Regular Meeting, Delta City Council, March 18, 2014 (cont.)

DIP Request for Building Fee Contribution (cont.)

is working on for DIP. He requested Ms. Carlquist to provide any details regarding DIP's request.

Ms. Carlquist stated that DIP is applying for a Redi grant through Delta County Economic Development for an \$180,000 project and is requesting the City of Delta waive the \$5,000 to \$7,000 building permit fees and associated costs.

Councilmember Penick questioned if the amount being discussed includes the sales tax amount.

Ms. Carlquist stated it's her understanding that it does not include the sales tax amount.

Manager Clifton stated that the amount being discussed is based on an estimate of the anticipated expansion. He suggested that if Council is inclined to take action that they either set a number capping the amount or specify all those related fees not to exceed an amount.

Councilmember Raley questioned what percentage of the amount is the sales tax.

Community Development Director Glen Black stated that the information DIP is providing is likely based on information available on the City's website that they have calculated on their own. He also commented on the storm water requirements that may be needed. Mr. Black is unclear of what their request is.

There was a consensus amongst Council to have the applicant come back at a later date with more information on their request.

Department of Local Affairs Grant Approval

Manager Clifton reported that there have been a lot of conversations regarding economic development. He believes that there are some really good strategies that have been presented recently. He stated that one area that he believes there is not a good strategy is dealing with primary jobs. Several members attended the Community Builders Leadership Institute they developed an action plan and the biggest hole in that action plan was dealing with primary jobs. Furthermore, after discussions with Council economic development was identified as a priority in 2014. During those discussions it was stated that Council would like to get more information about a viable strategy; however, there currently are no monies available so the only way to proceed is if there is a grant opportunity.

Mr. Clifton reported that the Economic Development Agency (EDA), a federal agency, stated that this area is on the radar because of the mine closures. The EDA stated that starting with an assessment would be a great place to begin. The representative from EDA was careful in distinguishing between a traditional economic assessment and what this grant would be. Mr. Clifton explained what a traditional economic assessment is. The proposed scope of work with EDA would be to hire a national firm to do a real market analysis. He explained how that process would work.

Regular Meeting, Delta City Council, March 18, 2014 (cont.)

Department of Local Affairs Grant Approval (cont.)

Mr. Clifton stated that the EDA requires a 50% match. The scope of work is estimated to cost between \$130,000 to \$200,000 over two counties, Delta and Gunnison. At this time, he is requesting approval to administer and submit a grant to the Department of Local Affairs (DOLA) to help provide the cash match. Mr. Clifton spoke with DOLA and the idea was very well received. The grant deadline is in April. The other component of the approval would be to approve up to \$6250 to contribute to the cash match with DOLA. He is also looking to have other players join in the process to help lower the cost.

Councilmember Raley stated that he is concerned about making sure it is a good quality company doing the assessment.

Mr. Clifton reported that staff has requested information from the EDA scopes of work that they have approved for other entities and grants that have been administered so that staff can contact those communities and get feedback.

Sarah Carlquist stated that this is a unique opportunity to bring some eyes from the outside and take a hard robust look at this community and give some ideas on how to proceed forward with economic development. There could be something that is currently being overlooked.

Mr. Clifton commented on the possibility that the EDA may tell this community things they may not want to hear and Council needs to be aware of that possibility.

Ms. Carlquist also stated that this may opens doors to more federal dollars.

Mayor Sisson stated that the company being used needs to have a good track record.

It was moved by Councilmember Penick and seconded by Councilmember Raley to allow the City Manger to pursue the DOLA grant as long as the out of pocket cost to the City of Delta is no more than \$6250 and once approved that the company for the review will be thoroughly vetted.

Councilmember Penick stated that this falls into line with the strategic planning that Council discussed at a previous work session, regarding economic development for the City.

Councilmember Jurca agreed with Councilmember Penick. He has the same concerns that were stated earlier regarding the selection of the company.

The Mayor called for a vote. All in favor, motion carried.

City Attorney Comments

There were none.

City Manager Comments

Manager Clifton stated that the Parks Director Paul Suppes has given Council a memo regarding Arbor Day and staff planting trees on 5th Street on April 18th at 1:00pm.

Regular Meeting, Delta City Council, March 18, 2014 (cont.)

City Manager Comments (cont.)

Manager Clifton invited Rob Sanders with Devil's Thumb Golf Course to present some information to Council.

Mr. Sanders reported that *Golf Week* has ranked Devil's Thumb Golf Course #4 for 2014. The courses that are ahead of Devil's Thumb are Redlands Mesa, The Broadmore, and Red Sky Ranch which are elite courses. Staff is working with Redlands on marketing efforts to market the top five golf courses in the State of Colorado. This speaks real highly of the auxiliary clubs that do a lot work for the golf course and keeping it in the shape that it is. Mr. Sanders recognized his staff and their work in maintaining the course. He thanked Council for their support of the golf course.

Mr. Clifton stated that some of his meetings with Rob are at the golf course and he sees how staff is doing a lot with a little.

Councilmember Jurca requested a copy of the article.

Mr. Sanders stated he would provided copies to Council and have some available at City Hall.

Councilmember Comments

Councilmember Raley commented on the work session.

Mayor Sisson stated that he has attended the Montrose Citizen Police Academy; he would like to see something similar in Delta.

Executive Sessions

It was moved by Councilmember Penick and seconded by Councilmember Raley to convene an Executive Session for a conference with the City Attorney for the purpose of receiving legal advice on specific legal questions under CRS Section 24-6-402(4)(b) concerning the notice of claim under the Colorado Governmental Immunity Act filed by Ken's Pit Stop

At 7:28 p.m., Mayor Sisson recessed the Regular Meeting and convened the Executive Session.

At 7:44 p.m., the Mayor reconvened the Regular Meeting and announced that the Executive Session had been concluded. He stated that in addition to himself, the participants in the Executive Session were Councilmembers Bill Raley, Ray Penick and Robert Jurca, as well as City Manager Justin Clifton, City Attorney David Smith and Public Works Director Jim Hatheway. For the record, the Mayor asked any person participating in the Executive Session who believed that any substantial discussion of any matters not included in the motion to go into Executive Session occurred during the Executive Session in violation of the Open Meetings Law, to state his or her concerns for the record. No concerns were stated.

It was moved by Councilmember Jurca and seconded by Councilmember Penick to convene an Executive Session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators,

Regular Meeting, Delta City Council, March 18, 2014 (cont.)

Executive Sessions (cont.)

under CRS Section 24-6-402(4)(e) concerning threatened litigation by the Delta Montrose Electric Association. All in favor, motion carried.

At 7:45 p.m., Mayor Sisson recessed the Regular Meeting and convened the Executive Session.

At 8:12 p.m., the Mayor reconvened the Regular Meeting and announced that the Executive Session had been concluded. He stated that in addition to himself, the participants in the Executive Session were Councilmembers Bill Raley, Ray Penick and Robert Jurca as well as City Manager Justin Clifton, City Attorney David Smith and Utilities Director Steve Glammeyer. For the record, the Mayor asked any person participating in the Executive Session who believed that any substantial discussion of any matters not included in the motion to go into Executive Session occurred during the Executive Session in violation of the Open Meetings Law, to state his or her concerns for the record. No concerns were stated.

The meeting was immediately adjourned.

/s/ Jolene E. Nelson
Jolene E. Nelson, CMC, City Clerk