

Mayor Ed Sisson called the meeting to order at 7:00 p.m. Also present were Councilmembers Ron Austin, Bill Raley, Gerald Roberts and Christopher Ryan along with City Manager David Torgler. 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

The Clerk advised that the agenda was amended May 2, 2016 to add rescheduling of the June 21, 2016 meeting. She also stated that the executive session needs to be removed.

Minutes

Councilmember Roberts reported two changes:

- Under special events permit the Mayor closed the public hearing and reconvened the regular meeting.
- The motion for the weed abatement should include that the contract is for two years and the cost is \$26,500 per year.

It was moved by Councilmember Roberts and seconded by Councilmember Raley to approve the minutes of the April 19, 2016 regular meeting with the corrections as stated. All in favor, motion carried.

Citizen Comments

There were none.

Delta County Library District Update

Lea Hart, District Director of the Delta County Library District, presented an update on the library district.

Oil/Gas Lease Exchange Discussion with Scott Tipton's Office

Brian Meinhart, Regional Director and Policy Advisory for Congressman Scott Tipton, provided information regarding the Bureau of Land Management (BLM) currently reviewing 65 oil and gas leases located on the White River National Forest after a 2007 ruling by the Interior Board of Land Appeals found a National Environmental Policy Act (NEPA) deficiency on three of them. It was found that while the Forest Service (USFS) had conducted NEPA analysis with the help of BLM, BLM never formally adopted the analysis prior to issuing the leases.

In the meantime, the White River NF recently adopted a planning amendment for oil and gas which would prohibit new leasing and development in an area known as the Thompson Divide, and impose new restrictions elsewhere in the forest. BLM is using this amendment as a

Regular Meeting, Delta City Council, May 3, 2016 (cont.)

Oil/Gas Lease Exchange Discussion with Scott Tipton's Office (cont.)

baseline to propose cancelling the leases in the Thompson Divide and imposing new stipulations to many of the remaining leases.

The two companies whose leases are under threat of cancellation have proposed to voluntarily relinquish their existing leases in exchange for new leases of equal value elsewhere. One company has proposed new leases in Rio Blanco County, and the other has proposed an area that lies primarily within Delta County, with a significant portion in Mesa County, and a small fraction in Gunnison County.

They are currently in the process of getting feedback on this idea, and have put together a discussion draft so folks have something tangible to comment on. Given that Delta County could potentially receive new oil and gas leases in an exchange, we're very interested to hear what the City of Delta and the other communities have to say.

There was discussion regarding the process moving forward.

Mr. Meinhart stated that any feedback can be forwarded via email in a form of an official letter. They are not asking for any type of endorsement at this point.

Colorado Parks and Wildlife Special Event Request

The Clerk reported that the Colorado Parks and Wildlife is requesting a special event to allow for the use their shooting trailer within the City of Delta. The trailer is used for various events throughout the community to include hunter safety classes.

It was moved by Councilmember Raley and seconded by Councilmember Austin to approve the special event for the Colorado Parks and Wildlife. All in favor, motion carried.

Reschedule the June 21, 2016 City Council Regular Meeting

The Clerk stated that the regular City Council meeting scheduled on June 21, 2016 is during the Colorado Municipal League's Annual Conference. There are four Councilmembers and additional staff attending the conference. It is recommended that the June 21, 2016 regular meeting be rescheduled to June 20, 2016.

It was moved by Councilmember Austin and seconded by Councilmember Raley to move the June 21, 2016 regular meeting to June 20, 2016. All in favor, motion carried.

Resolution #4, 2016; Making a Finding of Substantial Compliance with Annexation Statutes and Setting a Public Hearing Date

Resolution #4, 2016

A RESOLUTION OF THE CITY OF DELTA SETTING A
PUBLIC HEARING ON THE ANNEXATION OF THE
NIELS ADDITION

Regular Meeting, Delta City Council, May 3, 2016 (cont.)

Resolution #4, 2016; Making a Finding of Substantial Compliance with Annexation Statutes and Setting a Public Hearing Date (cont.)

Community Development Glen Black stated that this is a resolution setting a public hearing for an annexation. There are two corrections on the resolution changing the date and one typographical error. Mr. Black explained the process for an annexation. Mr. Black stated that the city serves all utilities to the property.

It was moved by Councilmember Ryan and seconded by Councilmember Raley to adopt Resolution #4, 2016. Roll call vote: Councilmembers Austin, aye; Raley, aye; Roberts, aye; Ryan, aye and Sisson aye. Motion carried.

Main Street Alley Pavement Project

Utilities Director Steve Glammeyer stated that during the 2016 budget process, staff budgeted for the surface improvement of two alleys located between Main Street and Meeker Street from 2nd Street to 5th Street and between Main Street and Palmer Street from 2nd Street to 5th Street. The two alleys were disturbed during the installation of the Alley Storm Sewer Improvement project. Staff identified two possible base bid options for the surface improvement project; the primary bid option involving a hot mix asphalt pavement with a concrete center gutter pan or the secondary bid option involving concrete pavement over the entire alley easement. Staff invited qualified contractors to a mandatory walkthrough on April 6, 2016 and had 9 contractors attend. Staff received both bid options for this project from one contractor who used 3 of the contractors from the mandatory walkthrough.

The low bid for the 2016 Main St Alley Pavement project is from Wells Excavation and Farming, LLC. The bid was for the primary bid option of hot mix asphalt with a concrete center gutter pan for \$383,604.66, which includes all alternative bid items. The base bid project without any subgrade stabilization came in for a cost of \$265,166.21. By way of comparison, the engineers estimate for the base project excluding subgrade stabilization was \$293,133.05. The cost for possible subgrade stabilization is \$96,687.50. Staff hopes we can minimize any alley stabilization to reduce the actual project costs. The cost for other possible alternative items which includes several large miscellaneous roadway patches throughout the City is \$21,750.95. The bid amount for the construction of an all-concrete alley was cost prohibitive at \$762,314.18. The total budget for this work was \$400,000.

Councilmember Austin questioned why there was a low bid turnout.

Mr. Glammeyer stated that bid submittals really depends on the type of project. This project may have been two small for some of the contractors that are not local.

It was moved by Councilmember Roberts and seconded by Councilmember Raley to award the Main Street alley pavement project to Wells Excavation and Farming with an amount not to exceed \$383,604.66. All in favor, motion carried.

Regular Meeting, Delta City Council, May 3, 2016 (cont.)

**Ordinance #4, 2016; Second and Final Reading
Rezoning of West Winds**

Ordinance No. 4, 2016

AN ORDINANCE OF THE CITY OF DELTA, COLORADO,
AMENDING THE ZONING DESIGNATION OF WEST WINDS
PLANNED UNIT DEVELOPMENT, HAWKINS COMMERCIAL
LOTS 1 & 2 FROM B-2 TO B-3

was read by the Clerk.

It was moved by Councilmember Roberts and seconded by Councilmember Ryan to adopt Ordinance #4, 2016 on second and final reading. Roll call vote: Councilmembers Austin, aye; Raley, aye; Roberts, aye; Ryan, aye and Sisson aye. Motion carried.

Building Safety Month Proclamation

They Mayor proclaimed May Building Safety Month.

Appointment to Delta Housing Authority Board

The Clerk reported that Tracy German resigned from the Delta Housing Authority Board which caused a vacancy. Staff did advertise the position and has received one applicant. Robert Jurca has served as the City Council liaison on the board for the past few years.

It was moved by Councilmember Austin and seconded by Councilmember Raley to appoint Robert Jurca to fill the term vacated by Tracy German on the Delta Housing Authority Board. All in favor, motion carried.

City Attorney Comments

There were none.

City Manager Comments

City Manager David Torgler presented the following information:

- The orientation and executive session is rescheduled for June 7, 2016.
- He requested Director Steve Glammeyer to update the Council on the success of the storm sewer project.
- He gave an update on the Municipal Quarterly Meeting.
- He is working with the local boy scouts on the flags that they put up during certain holidays.
- The employee breakfast was a success.
- He will be out of the office May 13 – 18, 2016.

Regular Meeting, Delta City Council, May 3, 2016 (cont.)

Councilmember Comments

Councilmember Austin stated that it is an exciting time to be on Council. He also commented on the Municipal Quarterly meeting.

Councilmember Raley stated he will not be at the next meeting.

Councilmember Roberts commented on a complaint he received regarding the gutters on Main Street and staff getting them cleaned in a timely manner.

Mayor Sisson reported that the hospital has hired three new doctors.

The meeting was adjourned at 8:06 p.m.

Jolene E. Nelson, CMC, City Clerk