

Mayor Ed Sisson called the meeting to order at 7:00 p.m. Also present were Councilmembers Bill Raley, Ron Austin, 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**

There were none.

**Minutes**

Councilmember Ryan presented a change under the Tavern Liquor License.

It was moved by Councilmember Roberts and seconded by Councilmember Austin to approve the minutes of the June 7, 2016 regular meeting as amended. All in favor, motion carried.

**Citizen Comments**

There were none.

**Planning Commission Appointment**

The Clerk reported that Mary Cooper has submitted an application for the Planning Commission. This appointment will fill the vacancy left when Gerald Roberts was elected to Council. The term will expire next year.

It was moved by Councilmember Roberts and seconded by Councilmember Raley to appoint Mary Cooper to the Planning Commission. All in favor, motion carried.

**Public Hearing: Annexation of Niels Addition**

The Mayor recessed the regular meeting and convened a public hearing.

Community Development Director Glen Black reported that this public hearing is for the annexation of the Niels Addition. The applicant for the annexation of the Niels Addition requested and received a sewer tap for 2127 and 2125 Pioneer Road on July 31, 2015. The applicant also signed an annexation agreement at that time. The applicant is now following through with the commitment to annex to the City of Delta. Although this area is not an enclave, it is an area that staff would recommend be annexed into the City due to its location within the City. The City currently serves water, sewer and electricity to the property.

The notices have been mailed to the effected special districts and Delta County officials. The public notice was published in the paper as required by Colorado State Statute. The annexation impact report is not required because the area to be annexed is less than 10 acres.

**Regular Meeting, Delta City Council, June 20, 2016 (cont.)**

**Public Hearing: Annexation of Niels Addition (cont.)**

The Mayor called for public comment and when there was none he closed the public hearing and reconvened the regular meeting.

**Resolution #5, 2016; Findings of Fact of the Niels Addition Annexation**

Resolution #5, 2016

A RESOLUTION OF THE CITY OF DELTA, COLORADO,  
SETTING FORTH FINDINGS OF FACT AND CONCLUSIONS  
WITH RESPECT TO THE ANNEXATION OF THE NIELS  
ADDITION

was read by the Clerk.

Director Black stated that this Resolution is required by law to determine findings of fact and conclusions for the annexation.

It was moved by Councilmember Roberts and seconded by Councilmember Raley to adopt Resolution #5, 2016. Roll call vote: Councilmember Raley, aye; Austin, aye; Ryan, aye; Roberts, aye and Sisson, aye. Motion carried.

**Ordinance #6, 2016; First Reading  
Niels Addition Annexation**

Ordinance #6, 2016

AN ORDINANCE OF THE CITY OF DELTA, COLORADO FOR  
THE ANNEXATION OF THE NIELS ADDITION

was read by the Clerk.

It was moved by Councilmember Ryan and seconded by Councilmember Raley to adopt Ordinance #6, 2016 on first reading. Roll call vote: Councilmember Raley, aye; Austin, aye; Ryan, aye; Roberts, aye and Sisson, aye. Motion carried.

**Ordinance #7, 2016; First Reading  
Zoning for the Niels Addition**

Ordinance #7, 2016

AN ORDINANCE OF THE CITY OF DELTA, COLORADO,  
PROVIDING INITIAL ZONING FOR THE NIELS ADDITION

was read by the Clerk.

**Regular Meeting, Delta City Council, June 20, 2016 (cont.)**

**Ordinance #7, 2016; First Reading (cont.)**  
**Zoning for the Niels Addition**

Director Black stated that the Planning Commission held a public hearing on the zoning for the Niels Addition on June 6, 2016. The Planning Commission determined that the proposed zoning is not adverse to the public, health and welfare and that the proposed zoning is consistent with the current use of the property. There are currently six units on the property. The Planning Commission zoning recommendation for this property is R3.

It was moved by Councilmember Raley and seconded by Councilmember Roberts to adopt Ordinance #7, 2016 on first reading. Roll call vote: Councilmember Raley, aye; Austin, aye; Ryan, aye; Roberts, aye and Sisson, aye. Motion carried.

**Net Metering Policy**

Utilities Director Steve Glammeyer stated that Council adopted a new metering policy in June of 2011. Since then, changes have been adopted by the City power provider that needs to be incorporated into the current policy. Staff has incorporated those changes into the policy you have before you tonight. The most significant change is the requirement that the generator pay a portion of the newly instituted fixed cost recovery charge which was established to collect for lost kWh revenue from self-generators. Additionally, staff is now required to install separate metering to accurately account for the generation. Therefore, staff is requiring the self-generator to pay the City's cost for purchase and installation of the equipment. The final change is that the City will apply the credits for generated power annually in March rather than annually in October. It may be possible to allow the existing customers using the policy to be grandfathered in; however it will have to be approved by the power provider.

It was moved by Councilmember Roberts and seconded by Councilmember Ryan to adopt the net metering policy as presented. All in favor, motion carried.

**Booster Pump Station Project Award**

Director Glammeyer stated that during the 2016 budget process, staff budgeted for a water booster pump station project to be located near 13th and Pioneer Road on Garnet Mesa. Staff applied for, and successfully received, a grant to help fund 50% of the project. The second phase of the project is to construct the booster pump station and building along with a new 16" water pipeline from the 3MG Tank to the pump station. Staff solicited bids from qualified contractors and received four bids for this phase. The low bid for the second phase of the project is \$270,268.50. Staff also needs to procure the 16" water pipeline material for this project. The total budget for all phases of the project is \$430,000. Staff would like to include a 15% contingency to the construction project as we are unsure where and at what elevation the existing pipelines are and this may require additional piping and fittings to make the connections. Therefore, staff is requesting award of the project to Wells Excavation and Farming, LLC. in an amount not to exceed \$310,808.78.

Councilmember Austin explained that Council was updated on this project during their tour earlier this evening. He requested Mr. Glammeyer to give a brief description of why this project needs to be completed.

## **Regular Meeting, Delta City Council, June 20, 2016 (cont.)**

### **Booster Pump Station Project Award (cont.)**

Director Glammeyer stated that if the booster pump is not completed and should the need arise to use the tank of water; the service would only last until the water level reaches a certain level in the tank. Then there is water in the tank that couldn't dispensed out. Project 7 does need to do maintenance to their line and this will allow the city to use the water in the tanks to supply our customers.

It was moved by Councilmember Raley and seconded by Councilmember Roberts to award Wells Excavation and Farming, LLC the booster pump station in an amount not to exceed \$310,808.78. All in favor, motion carried.

### **Economic Development Incentive Policy**

City Manager David Torgler presented Council with a draft of the economic incentive policy. This will allow the city to interact with businesses to help costs. Delta County Economic Development (DCED) assisted in developing the policy. Delta County is considering adopting a similar policy. Mr. Torgler summarized the draft policy.

Councilmember Raley questioned whether a budget would need to be put into place.

Manager Torgler stated that it may be possible that a budget may need to be developed, however, at this time, it would need to be a supplemental appropriation.

Councilmember Raley cautioned the city giving monies to companies promising to come into town.

Manager Torgler stated that the way this policy is drafted, the revenue would need to be received before the city approves the donation.

Councilmember Austion questioned the requirement regarding salaries. He is opposed to requiring certain salaries being paid by private businesses.

Manager Torgler clarified the policy regarding the wage requirement. The Council will not be stating wages; the business will need to provide jobs that are beneficial to the community.

Councilmember Roberts questioned if this policy is being driven by DCED.

Manager Torgler stated that it is not driven by DCED; however, they are a partner in the policy.

There was a consensus amongst the Council to move forward with the policy. The policy will be brought back to Council at their next meeting for final approval.

### **Volunteers of America Lease Agreement**

Intern Matt Hirschinger reported that Volunteers of America (VOA) contacted the city to renegotiate the contract at the Senior Center. VOA is changing their meal program and will not be using the kitchen therefore VOA is requesting a reduced fee from \$500 to \$250 monthly.

## **Regular Meeting, Delta City Council, June 20, 2016 (cont.)**

### **Volunteers of America Lease Agreement (cont.)**

Mayor Sisson questioned who would be using the kitchen.

Mr. Hirschinger stated that the seniors are interested in using the kitchen and will need to meet certain requirements to move forward.

It was moved by Councilmember Ryan and seconded by Councilmember Austin to approve the Volunteers of America Lease Agreement as presented. All in favor, motion carried.

### **KRW Contact Agreement**

Manager Torgler stated that the city sent out request for proposals for a recruiting firm for the search for the Chief of Police. Staff received four proposals one of which was not valid. Mr. Torgler is recommending Council approve KRW Associates and approve the contract agreement. He explained that KRW has worked with the city in the past and is well regarded in the state. He also explained the process that is proposed by KRW.

Councilmember Raley stated that he believes that if the advertisement would be conducted locally the city would receive qualified applications.

Manager Torgler stated that the concern is sorting through those applicants' backgrounds and credentials. The firm would be able to look at all those different accepts. The Chief of Police position is one the top positions and the most visible position. Everybody has an opinion about the next Chief of Police and that is a high threshold to meet and to meet the expectations of the Council, the community and the officers can be difficult. He would like to fill the position with the best qualified person.

There was discussion regarding the cost of the firm.

Councilmember Roberts agreed with Councilmember Raley that he believes the city can conduct the search.

Manager Torgler stated that it will place a burden on staff to have the search in house.

Councilmember Austin questioned how Chief Thomas was selected.

Manager Torgler stated that KRW has the firm hired during the selection process.

There was additional discussion regarding holding the focus groups to determine the qualities the next Chief will need to have.

Councilmember Ryan questioned why we are not looking regionally first and then possibly having the firm as a follow up.

Manager Torgler stated that he would like to bring qualified candidates in a professional and expedient manner. He would like to go through the process once. He explained how the process would also be a benefit to those applying. He believes the city will get a better pool of qualified candidates hiring this firm than doing it in house.

**Regular Meeting, Delta City Council, June 20, 2016 (cont.)**

**KRW Contact Agreement (cont.)**

Councilmember Raley stated concerns regarding the cost of the firm. However, he also stated that Council hired the City Manager to have the best interests of the city and Council should support his recommendations.

It was moved by Councilmember Raley to approve the contract agreement with KRW Associations. The motion failed due to a lack of a second to the motion.

**City Attorney Comments**

There were none.

**City Manager Comments**

City Manager David Torgler requested Utilities Director Steve Glammeyer to introduce the Public Works Interns.

Director Glammeyer introduced Sierra Baldozier and Kerry Ribbens. Both individuals are serving as interns for the public works department and want to be engineers.

Manager Torgler stated that he will be attending the Colorado Municipal League's annual conference and while out of the office Wilma Erven will be serving as acting city manager.

**Councilmember Comments**

Councilmember Raley stated that he is glad to be back.

Councilmember Austin thanked Steve Glammeyer for conducting the tours of public works facilities.

Councilmember Roberts recognized Annette Brand who was in attendance.

Councilmember Ryan also thanked staff for the tours. He also recognized Charles Kettle serving as Interim Chief of Police.

Mayor Sisson stated that most of the Council will be attending the Colorado Municipal League's annual conference starting tomorrow.

The meeting was adjourned at 7:55 p.m.

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Jolene E. Nelson, CMC, City Clerk