



360 Main St. • Delta, Colorado 81416 • Phone (970) 874-7566 • Fax (970) 874-8776

Council may take formal action on any item appearing on this Agenda. However, formal action WILL NOT be taken at this meeting on any item of business first identified during the course of the meeting as a change to the Agenda, other business, or Citizen, Councilmember and Staff Comments.

A G E N D A

Delta City Council
Regular Meeting

December 20, 2011
7:00 p.m.

- A. Pledge of Allegiance
- B. Changes to the Agenda
- C. Minutes
- D. Citizen Comments
- E. Presentation from the Small Business Development Center by Marilyn Laverty
- F. Discussion/Approval of New Mural on Power Plant Cooling Towers (Erven)
- G. Award Pool Pak Contract for Bill Heddles Recreation Center (Erven)
- H. Public Hearing: Specials Events Permit Application (Nelson)
BPOE Lodge No. 1235
- I. Purchase of Cunningham Orchard Estates Electric System from DMEA (Glammeier)
- J. Name Contest for Lafarge Property (Suppes)
- K. Request to Disconnect Part of Jennings Landing No. 2 (Black)
- L. Resolution #12, 2011; Closure of Public Railroad Crossing (Hatheway)
- M. Update on Confluence Drive (Hatheway)
- N. Council Bill #7, 2011; Second and Final Reading
2011 Supplemental Appropriations
- O. City Attorney Comments
- P. City Manager Comments
- Q. Councilmember Comments

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, under CRS Section 24-6-402(4)(e); and 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); or more specifically for discussion regarding purchase of shares for Big Battlement Water.

Mayor Mary Cooper called the meeting to order at 7:00 p.m. Also present were Councilmembers Bill Raley, Robert Jurca, Guy Pfalzgraff, and Ed Sisson, along with City Manager Joe Kerby and City Attorney Mike Schottelkotte. 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 Sisson and seconded by Councilmember Raley to approve the minutes of November 15, 2011 as submitted by the Clerk. All in favor, motion carried.

It was moved by Councilmember Jurca and seconded by Councilmember Sisson to approve the minutes of November 21, 2011 as submitted by the Clerk. All in favor, motion carried.

Citizen Comments

There were none.

Presentation to North America Fence Contractors Association and Fred Venette

Parks Director Paul Suppes introduced Fred Venette with North America Fence Contractors Association. Mr. Suppes explained the project that was completed with Mr. Venette for the off leash dog park.

Mayor Copper presented North America Fence Contractors Association and Fred Venette plaques in appreciation of the service at the new off leash Dog Park.

Mr. Venette commented on his experiences while being in the City of Delta.

Contract Award for Energy Service Company

Public Works Director Jim Hatheway stated that staff requested and evaluated proposals for the Technical Energy Audit (TEA). Staff received eight proposals on October 13, 2011. A committee of eight people was put together to aid in making a short list. Three companies were on the short list and on November 30, 2011 were interviewed. Ennovate Corporation was selected by the committee.

Director Hatheway explained that the TEA is an extensive energy audit of selected city facilities that comes at a cost of \$0.30 per square foot as dictated by the GEO. Facilities for consideration are City Hall, Waste Water Treatment Plant, Golf Course Clubhouse, Golf Course Maintenance Building, Museum, Library, Police Department, Bill Heddles Recreation Center, Municipal Light & Power, Chamber of Commerce, and the Senior Center. Each facility did budget the money for 2012 for this project. Projects that are identified will come back for approval to move forward on those projects.

Mayor Cooper stated that she was on the committee for selection of the company for the TEA. She also stated that Ennovate Corporation will also help find some funding for the various projects that may be identified. They have a representative in Montrose as well as Grand Junction.

It was moved by Councilmember Sisson and seconded by Councilmember Pfalzgraff to award the TEA project to Ennovate Corporation in the amount of \$33,189.00. All in favor, motion carried.

Regular Meeting, Delta City Council, December 6, 2011 (Cont.)

Council Bill #7, 2011; First Reading
2011 Supplemental Appropriations

Council Bill #7, 2011

AN ORDINANCE APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH BELOW FOR THE CITY OF DELTA, COLORADO, FOR THE 2011 BUDGET YEAR

was read by the Clerk.

City Manager Joe Kerby stated this is a supplemental appropriation for the 2011 budget. He presented the following funds that are affected:

- Perpetual Care Fund to purchase lots back for the cemetery.
- Employee Dental Fund to cover claims.
- Conservation Trust Fund for the purchase of the Lafarge property.
- General Fund for the purchase of the Lafarge property as well as overtime for the Police Department due to turnover.
- Refuse Fund for the purchase of the Lafarge property and also for a mistake that was identified missing one refuse workers salary in the budget.
- Golf Course Fund to cover the project of the pond liners. He explained the Bray agreement as well.
- Unemployment Fund was significantly under estimated at \$20,000.

Councilmember Jurca wanted clarification on the refuse fund.

Manager Kerby stated that \$76,000 was used for the purchase of the Lafarge property and the remainder is for the salary of the refuse worker.

It was moved by Councilmember Pfalzgraff and seconded by Councilmember Sisson to adopt Council Bill #7, 2011 on first reading. Roll call vote: Councilmembers Jurca, aye; Sisson, aye; Pfalzgraff, aye; Raley, aye; and Copper, aye. Motion carried.

Ordinance #6, 2011; Second and Final Reading
2012 Appropriations

Ordinance #6, 2011

AN ORDINANCE APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH BELOW FOR THE CITY OF DELTA, COLORADO, FOR THE 2012 BUDGET YEAR

was introduced as Council Bill #6 and read by the Clerk.

It was moved by Councilmember Jurca and seconded by Councilmember Sisson to adopt Council Bill #6, 2011 on second and final reading. Roll call vote: Councilmembers Jurca, aye; Sisson, aye; Pfalzgraff, aye; Raley, aye; and Cooper, aye. Motion carried. Council Bill #6, 2011 was adopted on second and final reading as Ordinance #6, 2011

Liquor License Renewals

The City Clerk explained that the following renewals have been submitted:

- Safeway Store #1863 3.2% Beer Retail License
- Uptown Wines Retail Liquor Store License

Ms. Nelson reported that both applications are complete and all fees have been paid. The Delta Police Department has recommended renewal on both licenses.

It was moved by Councilmember Sisson and seconded by Councilmember Raley to approve the liquor license renewals for Safeway Store #1863 and Uptown Wines. All in favor, motion carried.

Regular Meeting, Delta City Council, December 6, 2011 (Cont.)

City Attorney Comments

There were none.

City Manager Comments

Manager Kerby commented on the following items:

- Staff is working on the microphones.
- Centennial Park is progressing forward. The catwalk will be removed tomorrow.
- Financial auditors are working on the 2011 audit.
- The RFP for the Golf Course operations has been released.
- Golf Week magazine has ranked Devil's Thumb Golf Club #9 in the State of Colorado.
- Employee Task Force has been developed for the health insurance coverage. A health insurance consultant has been hired and will be working with them to help control future cost to the City.
- The Airport Advisory Board met and the FAA did determine there are no hazardous conditions. There are some pools that will be lowered.

Councilmember Comments

Councilmember Jurca apologized for missing the City's Christmas Party as he was ill.

Mayor Cooper commented on the Parade of Lights. She also thanked Wilma Erven for the work she did on the City's Christmas Party.

Executive Session

It was moved by Councilmember Sisson and seconded by Councilmember Pfalzgraff 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); or more specifically for discussions regarding application of Section 141 of the Delta Municipal Charter.

At 7:25 p.m., Mayor Cooper recessed the Regular Meeting and convened the Executive Session.

At 7:49 p.m., the Mayor reconvened the Regular Meeting and announced that the Executive Session had been concluded. She stated that in addition to herself, the participants in the Executive Session were Councilmembers Robert Jurca, Bill Raley, Guy Pfalzgraff and Ed Sisson; along with City Manager Joe Kerby along with City Attorney Michael Schottelkotte. 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.

Jolene E. Nelson, City Clerk

Small Business Development Center at Western State College

Who is the SBDC?

What does the SBDC do for Businesses?

How the SBDC Supports Economic Development

Team of Business Experts Supporting Small Business Success



Susan Bony - Marketing, Advertising & Business Plan Advisor

Erica Lewis Kennedy - PR, Websites, and Marketing Advisor

Marilyn Laverty - Business Plans, Cash Flow, Loan Applications

Diana Tourney - Business and Accounting Advisor

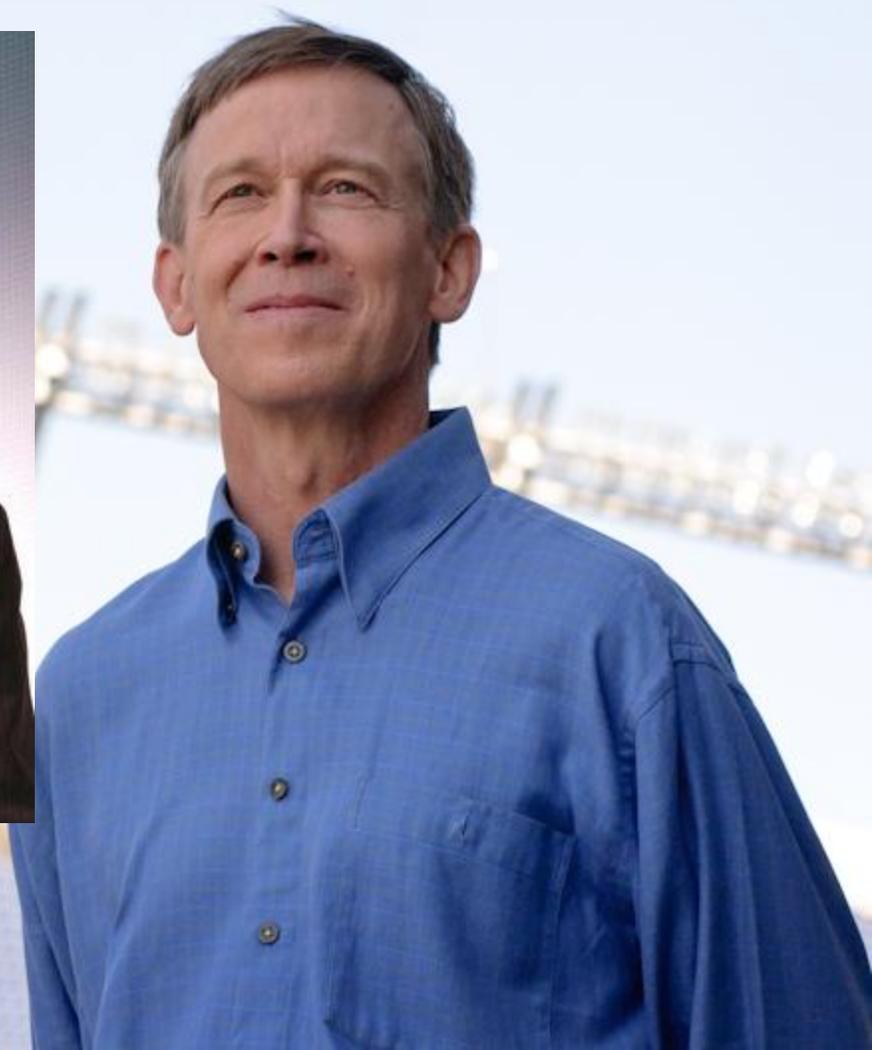
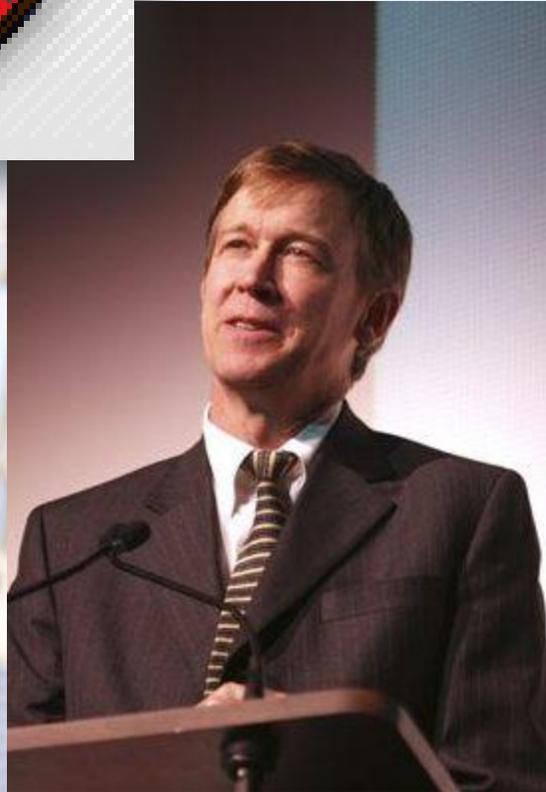
Mary Heath – Accounting, Quickbooks, Loan Applications

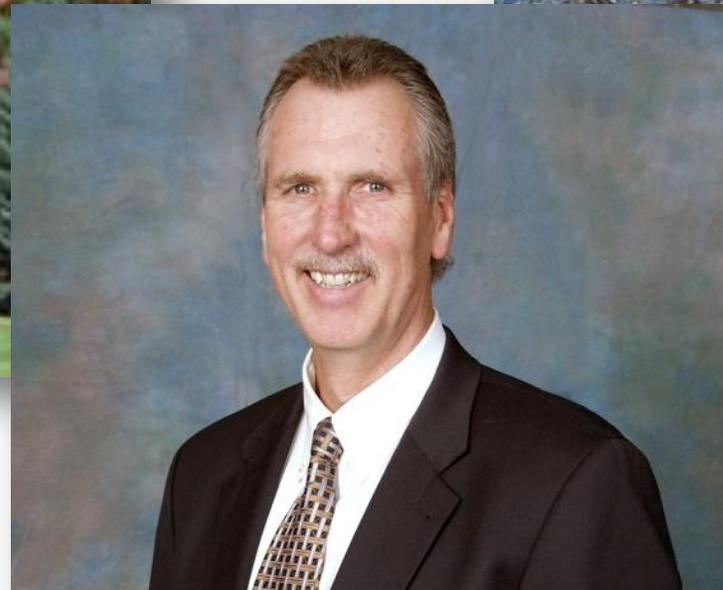
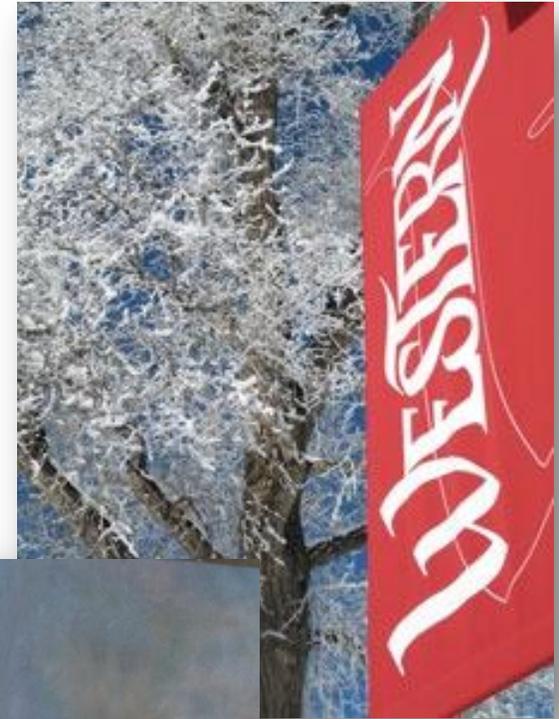


WESTERN STATE COLLEGE OF COLORADO



**30 Years old and
Accountable to
the Governor's
Office of
Economic
Development**





**Funded by
Western State College**



Jay Helman, President, WSC

Colorado Counties Served



Vision

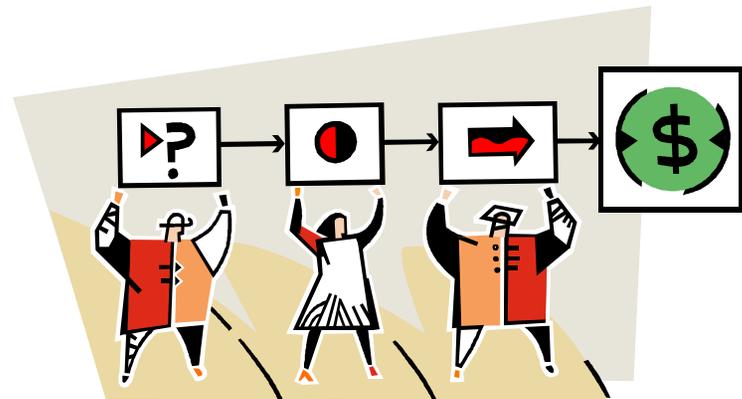


Business owners, professionals, chambers of commerce, loan officers, elected officials value the services of the Small Business Development Center at Western State College and tell others that this is the place where small businesses in Western Colorado need to go for advanced business consulting to achieve their goals.

Mission

Foster the successful growth of local businesses and related jobs by providing:

- Effective business growth coaching
- Timely answers to the business owner's questions
- Focus and accountability for business owners
- Delivery through a network of talented business consultants



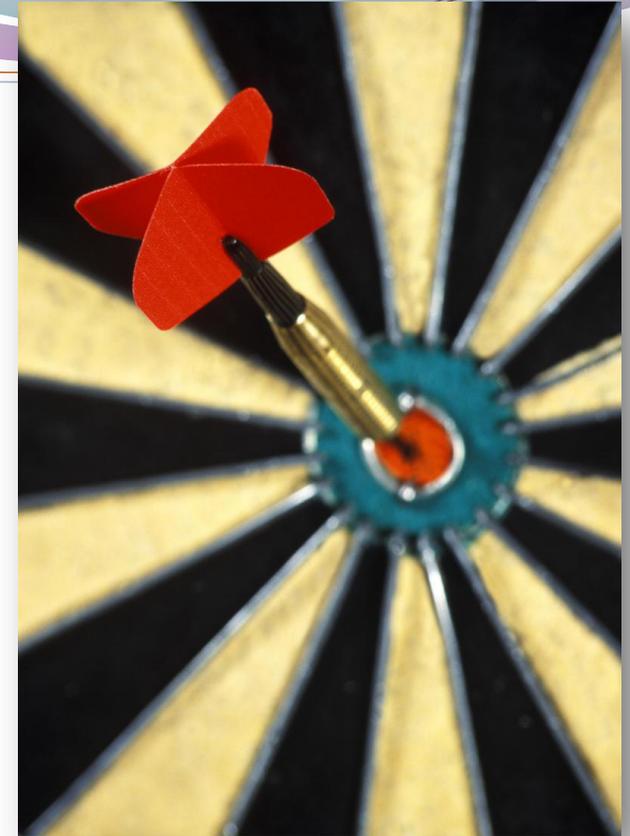
Goals

Impact **economic development** by tracking business results

\$ 2.7 million dollars

28 business starts

48 new jobs, 44 retained jobs



Services Provided by the Team of Experts



Accounting

Retail Operations

Business Plans

Financial Analysis

Lean Manufacturing

Profitability

Loan Applications

Government Contracts

Sales Techniques

Cash Flow Projections

Marketing Plans

Secret Shoppers

Social Media Marketing

Strategic Thinking

Web Site Effectiveness



Network Goals

Continue to build referral relationships:

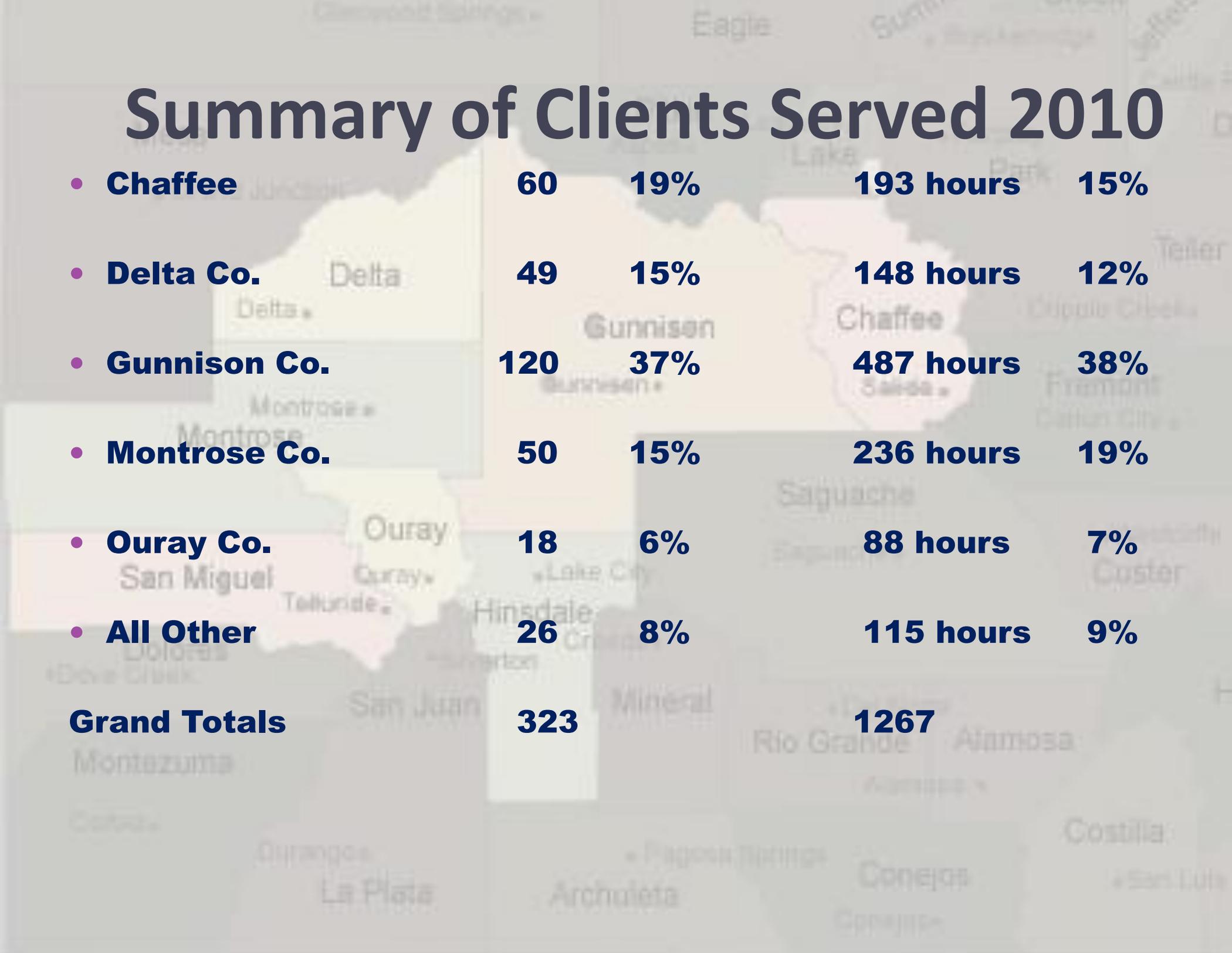
- Business Owners
- Chamber of Commerce, ACT
- Economic Development Corporation
- Region 10
- City Councils and County Commissioners
- Commercial Loan Officers
- CPAs, Lawyers and Professionals

Funding Sources for Businesses

- Local Banks and the SBA
- Region 10
- Accion
- Colorado Housing and Finance Authority (CHFA)
- USDA Rural Development - Business & Industry Loan Program



Summary of Clients Served 2010



• Chaffee	60	19%	193 hours	15%
• Delta Co.	49	15%	148 hours	12%
• Gunnison Co.	120	37%	487 hours	38%
• Montrose Co.	50	15%	236 hours	19%
• Ouray Co.	18	6%	88 hours	7%
• All Other	26	8%	115 hours	9%
Grand Totals	323		1267	

Delta County Clients 2011

Cedaredge	4
Delta	21
Eckert	3
Hotchkiss	14
Olathe	5
Paonia	7
Total	54

Retail, Professional Services Agriculture, Arts, Lodging,
Public Administration, Construction, Manufacturing,

Consulting

Paonia Client Summary 2010 & 2011

- 2 Manufacturing
- 1 Retail Trade
- 1 Professional Services
- 1 Arts and Entertainment
- 1 Other Services
- 2 New Businesses Concepts not yet Established



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To: Mayor and Council
From: Wilma Erven, Culture & Recreation Division Director
Date: January 2, 2008
Subject: Mural replacement at 1133 Main St.

Recommendation

Staff recommends awarding the contract for replacing the Mural at 1133 Main St. to Seth Weber in the amount of \$16,000.

Background

The mural that is presently on the water tank at the Utilities Plant was the original mural for the City of Delta. It was painted by Dick Doherty in 1987. Due to being on a south facing wall the mural has become so faded that it must be redone. Through the years Mr. Doherty has done touch up painting to brighten it up, however, it has reached the point that it must be replaced.

City Manager spoke with Council members some time back and received a consensus for the mural committee to move forward working with the original artist to develop a “Gateway to the Canyons” mural. Due to Mr. Doherty’s health he is not able to do the painting and the mural committee and Mr. Doherty felt that Seth Weber’s artist style was the closest to Mr. Doherty’s style. Therefore, he is recommending that the actual painting be done by Mr. Weber. By allowing Mr. Doherty to design the mural we are honoring him as the artist who began the City of Delta’s mural project.

Costs

The fees are as follows:

Mr. Dick Doherty for the art work in pencil then in color: \$950

Seth Weber for actually painting of the mural: \$16,000

This project will come out of the Capital Improvements.

Actions To Be Taken If Approved

Staff will issue a Notice of Award and send our standard professional services agreement for Mr. Weber to sign. Once signed staff will have City Manager sign and then issue a Notice to Proceed and work will be scheduled.

Suggested Motion

I move the City award the painting of the “Gateway to the Canyons” mural to Seth Weber in the amount of \$16,000, with City Manager signing the contract.



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To: Mayor and Council
From: Wilma Erven, Culture & Recreation Division Director
Date: December 15, 2011
Subject: Award Pool Pak Contract

Recommendation

Staff recommends awarding the contract for Recreation Center Pool Pak unit to Cooling's Heating & A/C, Inc. Montrose, Colorado for the total amount of \$441,800.

Background

The Pool Pak unit project has been under design for the past several months. When design was done the company who makes the unit, Innovent, Inc., could not get the unit completed and delivered until the first part of January. Due to the increase volume of patrons that time of year, the decision was made to delay going to bid until November, with the project being awarded in late December, then the unit would be built and delivered the first week in April. April is a slower month to be closed and opening again for the rush of school programs and summer usage in May.

The project went to bid in late October and there were four bids received. During the walk thru process there were eight bidders present, however, due to the magnitude of the project several felt they could not do the project.

The bids came in as follows:

Haining Refrigeration, Grand Jct., CO.

Base Bid: \$525,000 **Bonds:** +2.5% **Permits:** Included

2H Mechanical LLC, Grand Jct., CO.

Base Bid: \$516,043 **Bonds:** Included **Permits:** Included

Grand Mesa Mechanical Grand Jct., CO.

Base Bid: \$511,857 **Bonds:** \$7,500 **Permits:** Included

Cooling's Heating & A/C, Inc. Montrose, CO.

Base Bid: \$429,950 **Bonds:** \$8,650 **Permits:** \$3,200

Costs

The cost of this project would be \$441,800 from Cooling's Heating & A/C. This is a budgeted item. It was in the 2011 budget and has been carried over to the 2012 budget.

Actions To Be Taken If Approved

Staff will issue a Notice of Award and send our standard construction contract agreement form for the contractor to sign. Once signed, we will have the City Attorney review and sign and then issue a Notice to Proceed and work will be scheduled.

Suggested Motion

I move the City award the Recreation Center Pool Pak project to Cooling's Heating & A/C, Inc. in the amount of \$441,800, with the City Manager signing the contract after City Attorney's review approval.



December 15, 2011

Ms. Wilma Ervin
City of Delta
530 Gunnison Drive
Delta, CO 81416

Dear Wilma:

Bids were received for Delta Recreation Center Pool Area Mechanical System Replacement November 22, 2011. The following were base bid proposals with notes for added costs for permits and bonds if required.

Company	Location	Base Bid	Bonds	Permits
Haining Refrigeration	Grand Junction, CO	\$525,000	+2.5%	included
2H Mechanical LLC	Grand Junction, CO	\$516,043	included	included
Grand Mesa Mechanical (GMMI)	Grand Junction, CO	\$511,857	+\$7,500	included
Coolings Heat and AC	Montrose, CO	\$429,950	+8,650	+\$3,200

We recommend that you award the bid to Cooling's Heating and AC. We have confirmed their proposal for coverage of:

- Work as specified in our plans and specifications
- Satisfactory experience with projects of similar scope and complexity
- Acknowledgements of receipt of Addenda 1,2,3
- Preliminary confirmation of ability to complete the work consistent with the City's desired schedule.

The contract award would be per their proposal and generally summarized as:

All work included in Construction plans, specifications and addenda for Delta Recreation Center Pool Area Mechanical System Replacement .

Amounts for the work as follows:

Base Price \$429,950

Building Permit \$3,200

Labor and Performance Bond, if required - \$8,650

Please contact me with any questions you may have regarding this,

Bruce Flynn, Principal in charge

3457 Ringsby Court, Unit 200

Denver, Colorado 80216

303-455-1366 Fax 303-455-7457

Toll Free 866-646-1980

www.brsarch.com



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MEMO

To: City Council, City Manager
From: Jolene E. Nelson, City Clerk
Date: December 16, 2011
Subject: Delta Elks Lodge #1235 Special Events Permit Application

Recommendation

Staff sees no problem in approving this application for a Special Events Liquor Permit to Delta Elks Lodge #1235 for their event scheduled for February 11, 2012

Background

Delta Elks Lodge #1235 has submitted an application for a Special Events Liquor Permit at 563 Main Street on February 11, 2012. The application specifies that they plan to sell malt, vinous and spirituous liquor from 4:00 p.m to 2:00 a.m. The application is complete and the fees - \$35 to the City and \$25.00 to the State – have been paid. A sign notifying the public of this hearing has been posted at the site for at least ten days as required by law.

Cost

There is no cost to the City.

Action to be Taken if Approved

The Mayor and Clerk will sign the application, and the Clerk will mail it to the State, who will review it and issue the permit.

Suggested Motion

I move to approve the Delta Elks Lodge #1235 application for a special events liquor permit for February 11, 2012.

APPLICATION FOR A SPECIAL EVENTS PERMIT

IN ORDER TO QUALIFY FOR A SPECIAL EVENTS PERMIT, YOU MUST BE NONPROFIT AND ONE OF THE FOLLOWING (See back for details.)

- ✓ CHECK ONE: SOCIAL CHARTERED BRANCH, LODGE OR CHAPTER OF A NATIONAL ORGANIZATION OR SOCIETY
- FRATERNAL RELIGIOUS INSTITUTION
- PATRIOTIC PHILANTHROPIC INSTITUTION
- POLITICAL POLITICAL CANDIDATE
- ATHLETIC MUNICIPALITY OWNING ARTS FACILITIES

DO NOT WRITE IN THIS SPACE

LIAB TYPE OF SPECIAL EVENT APPLICANT IS APPLYING FOR:	DO NOT WRITE IN THIS SPACE
2110 <input checked="" type="checkbox"/> MALT, VINOUS AND SPIRITUOUS LIQUOR \$25.00 PER DAY	LIQUOR PERMIT NUMBER
2170 <input type="checkbox"/> FERMENTED MALT BEVERAGE (3.2 Beer) \$10.00 PER DAY	

1. NAME OF APPLICANT ORGANIZATION OR POLITICAL CANDIDATE <i>Delta Elks Lodge #1235</i>	State Sales Tax Number (Required) <i>04-01745</i>
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2. MAILING ADDRESS OF ORGANIZATION OR POLITICAL CANDIDATE (include street, city/town and ZIP) <i>563 Main St Delta CO. 81416</i>	3. ADDRESS OF PLACE TO HAVE SPECIAL EVENT (include street, city/town and ZIP) <i>563 Main St Delta CO 81416</i>
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NAME	DATE OF BIRTH	HOME ADDRESS (Street, City, State, ZIP)	PHONE NUMBER
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4. PRES/SECY OF ORG. or POLITICAL CANDIDATE <i>Joe Siennicki</i>	<i>21170 Pleasant Valley Rd Delta CO 874-1418</i>
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5. EVENT MANAGER <i>Dennis J Shreeves</i>	<i>6726 1900 Rd Delta CO 874-3624</i>
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6. HAS APPLICANT ORGANIZATION OR POLITICAL CANDIDATE BEEN ISSUED A SPECIAL EVENT PERMIT THIS CALENDAR YEAR? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES HOW MANY DAYS? _____	7. IS PREMISES NOW LICENSED UNDER STATE LIQUOR OR BEER CODE? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES TO WHOM? <i>Delta Elks #1235</i>
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8. DOES THE APPLICANT HAVE POSSESSION OR WRITTEN PERMISSION FOR THE USE OF THE PREMISES TO BE LICENSED? Yes No

LIST BELOW THE EXACT DATE(S) FOR WHICH APPLICATION IS BEING MADE FOR PERMIT

Date	Hours From	To	Date	Hours From	To	Date	Hours From	To	Date	Hours From	To
<i>2-11-12</i>	<i>4:00 p.m.</i>	<i>2:00 a.m.</i>									

OATH OF APPLICANT
 I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

SIGNATURE <i>Dennis J Shreeves</i>	TITLE <i>Manager</i>
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REPORT AND APPROVAL OF LOCAL LICENSING AUTHORITY (CITY OR COUNTY)
 The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 12, Article 46, C.R.S., as amended.
THEREFORE, THIS APPLICATION IS APPROVED.

LOCAL LICENSING AUTHORITY (CITY OR COUNTY)	<input type="checkbox"/> CITY <input type="checkbox"/> COUNTY	TELEPHONE NUMBER OF CITY/COUNTY CLERK
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SIGNATURE	TITLE	DATE
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DO NOT WRITE IN THIS SPACE - FOR DEPARTMENT OF REVENUE USE ONLY

LIABILITY INFORMATION			
License Account Number	Liability Date	State	TOTAL

-758 (999)



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MEMO

To: Mayor and Council
From: Steve Glammeyer, Utilities Director
Date: December 13, 2011
Subject: Purchase and Acquisition of Cunningham Orchard Estates Electric System and Customers from DMEA

Recommendation

It is recommended that the Council approve payment to Delta Montrose Electric Association (DMEA) for acquisition of the electric system serving the Cunningham Orchard Estates Subdivision and for the customers served by that system.

Background

Staff started the process of the acquisition of the electric system and customers in Cunningham Orchard Estates from DMEA in 2009. This is the first acquisition from DMEA since the agreement between DMEA and the City expired in December of 2009. In the absence of an agreement and with DMEA's decision to not re-negotiate a new agreement, acquisition of facilities and customers needed to follow the State Statute for fair compensation.

Staff has been working on fair compensation and negotiating provisions of the statute since that initial request in 2009 to acquire. The statute provides for compensation of loss of revenue to the cooperative electric association for existing and new services over a period of ten years. More specifically, the statute requires payment annually of 25% of the revenue received by the municipality for each existing service in the acquisition territory and 5% of the revenue received annually by the municipality from the sale of electric power to services that come into existence in the acquisition territory for a period of 10 years from the date of acquisition.

Staff felt that tracking and compensating DMEA annually would be somewhat of a burden and therefore proposed a prepayment of those revenues at a discount in order for DMEA to receive their money early and so that the City would not have to track revenue annually. While it was easy to estimate the amount of revenue that would be generated from the 14 existing customers on the system, staff had to make some assumptions as to the future build out of the developable lots. Staff looked at the history of the subdivision and estimated that 1 new house might be built each year for the next 10 years and estimated the average electric revenue based on houses in that area. Once this calculation was completed, we proposed a 25% discount of the payment to DMEA. Staff has attached a spreadsheet outlining all of these calculations for Council's information. DMEA has reviewed our proposal and has accepted it. (See letter attached from Dan McClendon, General Manager of DMEA)

Cost

Total cost of the acquisition is \$62,871.00. Cost of acquisition of facilities is \$36,882.00 and prepayment of the revenue is \$25,989.00.

Action to be Taken if Approved

Staff will pay the invoice once it is received and begin the work of moving the system over to our facilities.

Suggested Motion

I move staff be authorized to purchase the electric service for Cunningham Orchard Estates from DMEA in the amount of \$62,871.00.

	Meter #	163	178	179	180	193	194	195	196	214	215	238	239	960	979	
Base Charge	13.5	Aug-11	1656	1115	0	821	990	143	1458	1482	504	833	1239	362	950	1398
KWH Charge	0.089	Jul-11	1276	744	0	824	560	21	1092	1052	379	627	1037	279	702	1135
		Jun-11	701	613	0	787	239	26	697	573	353	672	567	196	339	857
Avg. cost per KWH	0.05	May-11	604	738	0	844	252	50	812	617	385	1094	881	294	471	660
Proposed % discount for prepayment	25	Apr-11	624	963	0	1250	375	60	805	592	429	1154	866	270	403	1066
		Mar-11	792	1172	0	1568	508	110	1087	741	620	1578	1109	347	601	1438
Total Estimated Payout to DMEA existing homes	\$24,095.94	Feb-11	836	1210	0	735	461	99	955	715	647	1287	763	340	622	1290
Estimated payout to dmea of possible new homes	\$1,893.25	Jan-11	846	1115	12	626	422	83	980	758	591	1196	731	330	556	1292
Total Estimated Revenue before DMEA's %	\$48,643.68	Dec-10	637	656	64	588	391	44	797	665	469	761	652	296	420	1082
Total sales of existing 14 new customers	\$128,511.68	Nov-10	834	789	455	763	481	42	835	743	373	732	615	300	391	1041
		Oct-10	1275	911	2641	839	691	80	1229	1053	365	998	822	365	313	1370
Cost to purchase distribution	\$36,882.00	Sep-11	1486	1036	940	851	461	160	1386	1497	432	1204	1092	359	551	1562
Total cost to prepay on electric	\$25,989.19	Total KWH	11567	11062	4112	10496	5831	918	12133	10488	5547	12136	10374	3738	6319	14191
Total Cost for Acquisition	\$62,871.19															118912
Estimated years to pay for acquisition	12.92															

Total Revenue per Year based on City Rates	\$1,191.46	\$1,146.52	\$527.97	\$1,096.14	\$680.96	\$243.70	\$1,241.84	\$1,095.43	\$655.68	\$1,242.10	\$1,085.29	\$494.68	\$724.39	\$1,425.00	\$12,851.17
25% Revenue per CO Statutes	\$297.87	\$286.63	\$131.99	\$274.04	\$170.24	\$60.93	\$310.46	\$273.86	\$163.92	\$310.53	\$271.32	\$123.67	\$181.10	\$356.25	\$3,212.79
10 Year Estimation	\$2,978.66	\$2,866.30	\$1,319.92	\$2,740.36	\$1,702.40	\$609.26	\$3,104.59	\$2,738.58	\$1,639.21	\$3,105.26	\$2,713.22	\$1,236.71	\$1,810.98	\$3,562.50	\$32,127.92

Average annual KWH per house 8493.714

Average number of houses developed per year since 2005 = 1.71	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Estimate 1 house to be built and revenue dispersed at 5% from time of aquisition	1	2	3	4	5	6	7	8	9	10
Annual estimated revenue	\$917.94	\$1,835.88	\$2,753.82	\$3,671.76	\$4,589.70	\$5,507.64	\$6,425.58	\$7,343.52	\$8,261.47	\$9,179.41
5% of revenue due to DMEA	\$45.90	\$91.79	\$137.69	\$183.59	\$229.49	\$275.38	\$321.28	\$367.18	\$413.07	\$458.97



We energize and serve our communities

A Touchstone Energy® Cooperative



December 12, 2011

Steve Glammeyer
City of Delta
360 Main Street
Delta, Colorado 81416

Re: Cunningham Orchard Estates Acquisition

Dear Steve,

Your request to pre-pay the revenue required over a 10 year period has been approved. This approval for the Cunningham Orchard Estates does not set precedent for future acquisitions nor modify current State Statutes governing acquisitions of utility plant. I am processing an invoice in the amount of \$62,871.00 that covers \$36,882.00 for existing plant and \$25,989.00 pre-payment revenue you will be receiving in the next few days.

Give me a call if you have any questions.

Sincerely,

Dan McClendon
General Manager
Delta-Montrose Electric Association



Paul Suppes
Parks Director
874-7973

Memo

To: Mayor and Council
From: Paul Suppes Parks Director
Date: 12-16-11
Subject: Name Contest for Lafarge Property

Recommendation

The following names have been selected by Parks Staff and the City Manager for the Lafarge Property these names are recommended to City Council to approve and to publish. These names are as follows; River Bend Park, Riverwood Park and Driftwood Park.

Background and process

The Parks Dept. as per City Council request did proceed with a name contest for the Lafarge property. This was the process that we followed as per City Policy. We advertised in the DCI November 9th for submission of park names, along with reasons for the name, anything that the name might effect, name of person who submitted and phone number of the person submitting along with a signature. The request were to be submitted by November 30th. At that point as per City Policy staff and City Manager pick the top 3 names and submit them to City Council for their review and then to publish for 30 days and allow for public comment, then at that point the City Council has a public hearing on the names and then selects a name for the Park. We did receive 6 submissions with a total of 14 names. Staff and City manager did select the 3 names submitted to Council.

Costs

There is no cost to the City.

Actions to be Taken if Approved

The Council needs to approve the 3 names and set a public hearing in 30 days and request Public comment on the 3 names and then pick a name for the Park.

Suggested Motion

I move the City approve the 3 names as listed and set a public hearing in 30 days.
River Bend Park, Riverwood Park and Driftwood Park.

MEMO



Community Development
www.cityofdelta.net

360 Main St. • Delta, Colorado 81416
Phone (970) 874-7903 • Fax (970) 874-6931

Date: December 20, 2011
To: Mayor, City Council and City Manager
From: Glen L. Black, Director of Community Development
Re: Request to Disconnect Part of Jennings Landing No. 3

GLB

REQUEST

City Council consider the application for disconnection of part of Jennings Landing Addition No. 3. This addition is located west of and adjacent to Sweitzer Lake.

BACKGROUND

City Council annexed Jennings Landing Addition No. 3 in May 2007 and the addition was subsequently zoned R-2. The owner of the property has completed a Development and Land Use Application indicating their desire to disconnect from the City of Delta.

Council has determined that the fee for the disconnection would be \$300.00. The fee has been paid and a disconnection map has been prepared.

According to C.R.S. 31-12-501 “On receipt of such application, it is the duty of such governing body to give due consideration to such application, and, if such governing body is of the opinion that the best interests of the city or town will not be prejudiced by the disconnection of such tract, it shall enact an ordinance effecting such disconnection.”

STAFF REVIEW AND DISCUSSION

Applicant has requested to disconnect the three privately owned parcels located south of E Road. To create contiguity to City boundaries, the annexation of Jennings Landing Addition No. 3 included all of E Road and a portion of Highway 50. Staff recommended requiring that the disconnect map include all of E Road and part of Highway 50.

DIRECTION TO STAFF

If Council wishes to proceed with the disconnection, then Council should direct staff to prepare the Ordinance to complete the disconnection.

Thank you for your attention.



DEVELOPMENT & LAND USE APPLICATION

Subdivision	Fee	X	Land Use Requests	Fee	X	Other	Fee	X
Boundary Adjustment	250		Cond'l Use/Change in Non-Conf. Use	200		Site Development	-	
Lot Split	250		Variance	200		Annexation	300	
Minor Sub	250		Zoning Amend/Add	300		Mbl/Trvl Park	250+10/lot	
Replat/Amendment	250					Mbl/Trvl License	10/lot	
Sketch Plan	100+10/lot					Temporary Use	-	
Preliminary Plat	500+20/lot							
Final Plat	250+10/lot							

Project Name:	Jennings Landing	Application Date:	
Site Location:	392 & 398 1700 Rd	Current Land Use:	vacant
Assessor Parcel #:	345532200003, 19, 20	Current Zoning:	
Proposed # of Lots:		Size - Acres/Sq Ft:	113 acres
Project Description: Disconnection of Jennings Landing from the City			

	Property Owner	Developer	Representative
Name	B & W Investments		Aaron R. Clay
Address	8061 Castle Pines Ave		PO Box 38
City/State/Zip	Las Vegas NV 89113		Delta CO 81416
Phone	702-873-9404		970-874-9777
Fax			970-874-7224
E-mail			aaronclay@qwestoffice.net

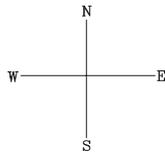
Signature: *Aaron R. Clay* Date: 8/15/2011



Disconnection Map

Jennings Landing Addition No. 3 (A portion of)

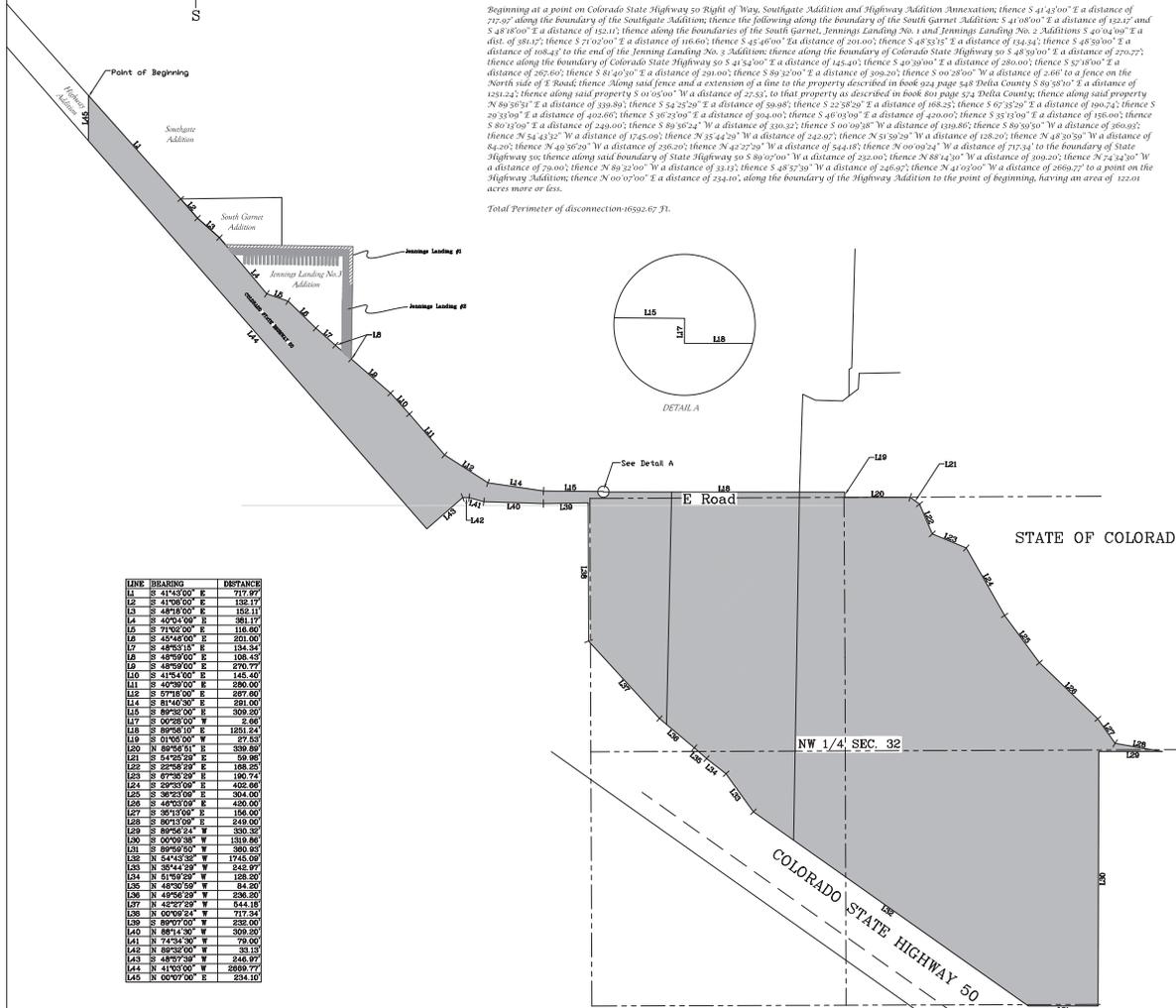
Township 15 South, Range 95 West, of the 6th Principal Meridian Delta County, Colorado



LEGAL DESCRIPTION of a Portion of Jennings Landing Addition No. 3 to be disconnected

Beginning at a point on Colorado State Highway 50 Right of Way, Southgate Addition and Highway Addition Annexation; thence S 41°45'00" E a distance of 717.97' along the boundary of the Southgate Addition; thence along the boundary of the South Gate Addition; S 41°08'00" E a distance of 152.17' and S 41°05'00" E a distance of 152.15; thence along the boundaries of the South Gate, Jennings Landing No. 1 and Jennings Landing No. 2 Additions S 40°04'00" E a dist. of 88.17'; thence S 71°02'00" E a distance of 116.60; thence S 45°46'00" E a distance of 201.00; thence S 48°53'35" E a distance of 134.34; thence S 48°59'00" E a distance of 108.43' to the end of the Jennings Landing No. 3 Addition; thence along the boundary of Colorado State Highway 50 S 48°50'00" E a distance of 270.27'; thence along the boundary of Colorado State Highway 50 S 41°34'00" E a distance of 143.05; thence S 40°30'00" E a distance of 280.00; thence S 57°58'00" E a distance of 287.60; thence S 81°40'30" E a distance of 201.00; thence S 89°32'00" E a distance of 309.20; thence S 00°28'00" W a distance of 2.66' to a fence on the North side of E Road; thence along said fence and an extension of a line to the property described in book 924 page 548 Delta County; thence along said property 129.22; thence along said property S 01°00'00" W a distance of 72.55; to that property as described in book 803 page 574 Delta County; thence along said property N 89°58'31" E a distance of 339.88; thence S 54°25'29" E a distance of 59.88; thence S 22°58'29" E a distance of 168.25; thence S 67°28'29" E a distance of 190.74; thence S 29°33'00" E a distance of 402.66; thence S 39°28'00" E a distance of 304.00; thence S 41°05'00" E a distance of 420.00; thence S 35°33'00" E a distance of 158.00; thence S 80°15'00" E a distance of 549.00; thence S 89°02'47" W a distance of 330.22; thence S 00°09'38" W a distance of 129.80; thence S 89°00'00" E a distance of 600.00; thence N 54°43'32" W a distance of 1745.09; thence N 35°44'29" W a distance of 242.97; thence N 51°50'29" W a distance of 128.20; thence N 48°30'50" W a distance of 84.20; thence N 48°50'29" W a distance of 236.20; thence N 42°27'29" W a distance of 544.18; thence N 00°09'24" W a distance of 717.94 to the boundary of State Highway 50; thence along said boundary of State Highway 50 S 89°02'00" W a distance of 250.00; thence N 88°42'30" W a distance of 309.20; thence N 74°34'30" W a distance of 79.00; thence N 89°32'00" W a distance of 33.13; thence S 48°57'39" W a distance of 246.87; thence N 41°03'00" W a distance of 268.77' to a point on the Highway Addition; thence N 00°07'00" E a distance of 254.10; along the boundary of the Highway Addition to the point of beginning, having an area of 122.01 acres more or less.

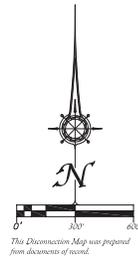
Total Perimeter of disconnection: 16592.67 Ft.



LINE	BEARING	LENGTH
L1	S 41°45'00" E	717.97
L2	S 41°08'00" E	152.17
L3	S 41°05'00" E	152.15
L4	S 40°04'00" E	88.17
L5	S 71°02'00" E	116.60
L6	S 45°46'00" E	201.00
L7	S 48°53'35" E	134.34
L8	S 48°59'00" E	108.43
L9	S 48°50'00" E	270.27
L10	S 41°34'00" E	143.05
L11	S 40°30'00" E	280.00
L12	S 57°58'00" E	287.60
L13	S 81°40'30" E	201.00
L14	S 89°32'00" E	309.20
L15	S 00°28'00" W	2.66
L16	S 89°58'31" E	339.88
L17	S 54°25'29" E	59.88
L18	S 22°58'29" E	168.25
L19	S 67°28'29" E	190.74
L20	S 29°33'00" E	402.66
L21	S 39°28'00" E	304.00
L22	S 41°05'00" E	420.00
L23	S 35°33'00" E	158.00
L24	S 80°15'00" E	549.00
L25	S 89°02'47" W	330.22
L26	S 89°00'00" E	600.00
L27	N 54°43'32" W	1745.09
L28	N 35°44'29" W	242.97
L29	N 51°50'29" W	128.20
L30	N 48°30'50" W	84.20
L31	N 48°50'29" W	236.20
L32	N 42°27'29" W	544.18
L33	N 00°09'24" W	717.94
L34	S 89°02'00" W	250.00
L35	N 88°42'30" W	309.20
L36	N 74°34'30" W	79.00
L37	N 89°32'00" W	33.13
L38	S 48°57'39" W	246.87
L39	N 41°03'00" W	268.77
L40	N 00°07'00" E	254.10

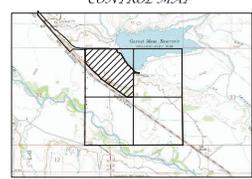
The property described above is disconnected from the territorial limits of the City of Delta, Colorado, by Ordinance No. _____ adopted _____
By _____ Mayor Attest: _____ City Clerk
I hereby certify that this plat was filed for record at the Delta County Clerk and Recorder's office.

Delta County Clerk and Recorder



NOTES: 1. THIS MAP IS A REPRODUCTION OF THE ORIGINAL SURVEY MAP AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER SURVEY. 2. THE SURVEY MAP IS THE ONLY AUTHORITY FOR THE LOCATION AND DIMENSIONS OF THE PROPERTY DESCRIBED HEREIN. 3. THE SURVEY MAP IS THE ONLY AUTHORITY FOR THE LOCATION AND DIMENSIONS OF THE PROPERTY DESCRIBED HEREIN. 4. THE SURVEY MAP IS THE ONLY AUTHORITY FOR THE LOCATION AND DIMENSIONS OF THE PROPERTY DESCRIBED HEREIN.

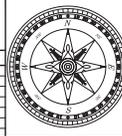
VICINITY AND CONTROL MAP



PLAT REFERENCES

"Francis Milson Boundary Line Adjustment" dated 03/18/99, by LS 12457.
"Annexation Map of the Southgate Addition" dated 03/16/1991, by LS 14631.
"Annexation Map of the South Gate Addition" dated 05/16/1998, by LS 14621.
"Annexation Map of the Highway Addition" dated 12/29/1972, by LS 14102.

U.S. MINERAL SURVEYORS
REGISTERED LAND SURVEYORS
AK, AZ, CO, NM, WY
1-800-214-4541



NOTE
This disconnection map was made from checking documents of record. No field survey of the addition was made.

SURVEYOR'S CERTIFICATE
I, Jeffrey J. Schaaf, hereby certify that this plat was prepared under my direct supervision and that said survey and plat conforms to all requirements of the Colorado Revised Statutes, and all applicable City of Delta regulations.

Signature: _____ Date: _____
License No. 12774

E. SCHAAF & ASSOCIATES, INC.
340 PALMER ST., DELTA, COLORADO 81416 EMAIL: jschaaf@eschAAF.com

Part of the NW 1/4
and Part of the W 1/2 W 1/2 NE 1/4
of Section 32
Township 15 South, Range 95 West,
of the 6th P.M.
Delta County, Colorado

Aaron Clay

FW: N/A LSR#: 20011111

Total Perimeter of Original Jennings Landing No. 3 - 19,899.67 Ft.-100%

Resolution # 12, 2011

A RESOLUTION OF THE CITY OF DELTA, COLORADO,
REQUESTING THE CLOSURE OF THE VEHICLE CROSSING LISTED AS
DEPARTMENT OF TRANSPORTATION 905747E, OPPOSITE MP 373.10 ON
THE MONTROSE SUBDIVISION, PRODUCER COOP TRACK

WHEREAS, the subject crossing, as it is described in the title, was owned by the City of Delta, (“City”); and

WHEREAS, the subject crossing is being removed due to the construction of Confluence Drive; and

WHEREAS, the subject crossing served that portion of 7th Street vacated by Ordinance 3, 2011; and

WHEREAS, the City Manager recommends that the City Council take action to formally close the subject crossing; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DELTA, as follows:

That the City of Delta shall close the above described crossing, which is described in the title, to allow for the construction of Confluence Drive.

ADOPTED this ____ day of _____, 2011

Mayor

ATTEST:

City Clerk

Council Bill #7, 2011

AN ORDINANCE APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH BELOW FOR THE CITY OF DELTA, COLORADO, FOR THE 2011 BUDGET YEAR

WHEREAS, the City Council has adopted the annual budget on November 16, 2010; and

WHEREAS, the City has received additional and unanticipated revenues in the form of grants and other revenue sources and there exists unappropriated surplus in the various funds; and

WHEREAS, it is not only required by law, but also necessary to appropriate the additional revenues and surplus to and for the purposes described below, so as not to impair the operations of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DELTA, COLORADO:

Section 1. That the following supplemental appropriations, in addition to those appropriated by Ordinance #3, Series of 2010, are hereby appropriated from the revenue and surplus of each fund, to each fund, as follows:

Perpetual Care Fund	\$	1,500
Employee Dental Fund		5,000
Conservation Trust Fund		10,000
General Fund		60,000
Refuse Fund		110,000
Golf Course Fund		100,000
Unemployment Fund		30,000

ADOPTED on first reading and ordered published this _____ day of _____, 2011.

Mayor

ATTEST:

City Clerk

ADOPTED on second and final reading and ordered published
this _____ day of _____, 2011.

Mayor

ATTEST:

City Clerk