



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**

**November 1, 2016
7:00 p.m.**

- A. Pledge of Allegiance**
- B. Changes to the Agenda**
- C. Minutes**
- D. Citizen Comments**
- E. Ordinance #9, 2016; First Reading
Amending 13.04 of the Delta Municipal Code**
- F. Ordinance #10, 2016; First Reading
Gines Disconnection**
- G. Richmark Acres Subdivision Final Plat**
- H. Resolution #11, 2016; Great Outdoors Colorado Grant Application**
- I. City Attorney Comments**
- J. City Manager Comments**
- K. Councilmember Comments**

Item A:

Pledge of Allegiance



Item B:

Changes to the Agenda

Mayor Ed Sisson called the meeting to order at 7:00 p.m. Also present were Councilmembers Bill Raley, Ron Austin, Christopher Ryan and Gerald Roberts, along with City Manager David Torgler and City Attorney David McConaughy. 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 Roberts and seconded by Councilmember Raley to approve the minutes of the October 4, 2016 regular meeting, as submitted by the Clerk. All in favor, motion carried.

Citizen Comments

There were none.

Appoint Members to the Youth Council

Administrative Intern Matt Hirschinger stated that ten students from Delta High School have applied to be on the Youth Council. He introduced the students that were present and recommended that all ten students that applied be appointed to the Youth Council.

It was moved by Councilmember Raley and seconded by Councilmember Ryan to appoint Jaspe Arias, Reagan Clay, Claire Corbasson, Ashley Frentzel, Logan Goodrich, Sameha Haque, Meysa Mulford, Hannah Owens, Kaylie Rankin and Kayle Teel to the Youth Council. All in favor, motion carried.

Resolution #10, 2016; Intergovernmental Agreement with the Delta Urban Renewal Authority

City Clerk Jolene Nelson announced that the packet online contained the bylaws for DURA and the Intergovernmental Agreement. She stated that the agreement is available if anyone would like to see a copy. She also stated that it is the same agreement that was in the DURA packet.

RESOLUTION # 10, 2016

A RESOLUTION OF THE DELTA CITY COUNCIL AUTHORIZING
THE EXECUTION OF THE INTERGOVERNMENTAL
AGREEMENT BETWEEN THE CITY OF DELTA AND THE
DELTA URBAN RENEWAL AUTHORITY

was read by the Clerk.

It was moved by Councilmember Roberts and seconded by Councilmember Austin to adopt Resolution #10, 2016 approving the intergovernmental agreement with the Delta Urban Renewal Authority. Roll call vote: Councilmember Ryan, aye; Austin, aye; Raley, aye; Roberts, aye and Sisson, aye. Motion carried.

Approval to Submit a Community Development Block Grant Application for Blight Remediation

City Manager David Torgler reminded Council that at the last work session Council was advised about an opportunity to apply for a Community Development Block Grant to acquire blight properties and to remedy the properties. A public hearing was also held at the last regular meeting. Staff needs approval from Council at this time to submit the grant. He explained the process of notifying the property owners. The local match would be 20% of the \$507,000 that the city would be applying for.

Regular Meeting, Delta City Council, October 18, 2016 (cont.)

Approval to Submit a Community Development Block Grant Application for Blight Remediation (cont.)

There was discussion regarding the cost of possible asbestos removal in some of the properties as well as the budget.

It was moved by Councilmember Ryan and seconded by Councilmember Austin to authorize staff to submit a Community Development Block Grant for blight remediation. All in favor, motion carried.

Purchase and Acquisition of the 2016 Garnet Mesa Electric System and Customers from Delta Montrose Electric Association

Utilities Director Steve Glammeyer stated that staff budgeted in 2016 to acquire electrical customers from Delta Montrose Electric Association (DMEA). Staff has been working with DMEA and an agreement has been reached. The agreement is similar to past agreements with DMEA. The customers will be turned over to the city's system by the end of the year.

Councilmember Austin questioned how many more customers are pending to be switched over to the city system.

Mr. Glammeyer stated that the next series will be the Garnet Mesa area.

It was moved by Councilmember Ryan and seconded by Councilmember Roberts to approve the purchase and acquisition of the 2016 Garnet Mesa Electric System and Customers from Delta Montrose Electric Association in the amount of \$128,834.57. All in favor, motion carried.

**Ordinance #9, 2016; First Reading
Amending 13.04 of the Delta Municipal Code**

Ordinance No. 9, 2016

AN ORDINANCE OF THE CITY OF DELTA, COLORADO,
AMENDING CHAPTER 13.04 OF THE DELTA MUNICIPAL
CODE

was read by the Clerk.

Utilities Director Steve Glammeyer reported that staff is recommending changes to the Delta Municipal Code regarding water, sewer and electric codes. The changes do not include any rate increases; however there will be a few new rates. These changes are to correct a few citations in the code and to fall in line with other utility companies in the area. Mr. Glammeyer explained the changes as follows:

- 13.04.050(C) – clarifies where the point of service begins for the City.
- 13.04.050(E) – corrects a reference.
- 13.04.060(A) – allows the billing department to only bill the owner of the property or service rather than billing both the owner and tenant.
- 13.04.120(B) – allows for a charge for new LED lighting technology that is being installed on street lighting.
- 13.04.140(B) – staff has been piloting a program to provide a 24-hour pre-disconnect notice to reduce the amount of shut-offs. This change allows staff to provide the service and collect a small fee.
- 13.04.140(I) – this allows staff to collect a small fee to cover the costs for either turn-on or turn-off requests that are “non-emergency” in nature.
- 13.04.170 – this change allows staff the ability to immediately cite an individual for tampering with utilities.
- 13.04.260 – this is the rate table to include the fees to the turn-on or turn-off as well including net metering charges.
- 13.04.270 – this table will now include the pre-disconnect notice fee.

Dick Moore, 8332 Trap Club Road, commented on the proposed change to bill only the property owner. He disagrees with the change as it would adversely affect him as a property owner. He questioned why the city allows individuals to leave unpaid utilities at one location yet allow them

Regular Meeting, Delta City Council, October 18, 2016 (cont.)

Ordinance #9, 2016; First Reading
Amending 13.04 of the Delta Municipal Code

to open another account at a different location. It is a burden on the property owner. He also questioned what the loss of revenue is for the city as the city already puts a lien on a property that has unpaid utilities.

Mr. Glammeyer stated that it does take many months to collect on a lien. He does not have the amount that the city has lost in revenue.

Leroy Black, 629 Crawford Ave, questioned how the ordinance is written or how it is going to be put into effect. He stated that the landlords may not be able to turn off the utilities as the proposed ordinance is being presented. Property owners can use utilities when evicting a tenant. He request the city continue to the way it is.

John Vigil, 1407 Criterion Street, stated that his wife is the property manager of Windsor apartments. They have improved the apartment complex by 99% to the positive. He also stated that the city has never lost revenue from their apartments. He questioned if the landowners would be able to shut off utilities when rent payments are subsidized by HUD. The landlords cannot afford to pay the utilities.

Mark Lee, 1591 I Road, also commented on the change in billing the owners for utilities. He questioned the City Attorney whether the landlords can shut off the utilities.

City Attorney David McConaughy stated that he cannot give him legal advice as he works for the Council.

There was discussion regarding leases and credit checks. The City Attorney stated that ultimately the policy is up to the City Council.

Councilmember Ryan questioned the City Attorney is he should vote on the proposed ordinance. He stated that he is a property owner with tenants.

Mr. McConaughy stated that is was good that he disclosed that information. He also stated that he didn't feel he needed to step down for the vote.

There was additional discussion regarding section 8 housing the HUD requirements.

Councilmember Austin stated that there have been enough questions raised that he would like to be answered, before Council moves forward with the ordinance.

Councilmember Raley agreed that more information is needed on billing the owner for utilities. He stated the rest of the ordinance looks great.

Mr. McConaughy outlined the options Council has tonight. They can approve as presented, amend the ordinance or table it and bring it back at a later date.

It was moved by Councilmember Austin and seconded by Councilmember Ryan to table Ordinance #9, 2016 until November 1, 2016. Roll call vote: Councilmember Ryan, aye; Austin, aye; Raley, aye; Roberts, nay and Sisson, aye. Motion carried.

City Attorney Comments

There were none.

City Manager Comments

City Manager David Torgler commented on the Delta Urban Renewal Authority meeting earlier this evening. He stated there will be a budget work session tomorrow evening starting at 5:30pm.

Utilities Director Steve Glammeyer reported on the fall cleanup.

Community Development Director Glen Black provided an update on the broadband work that is being completed.

Regular Meeting, Delta City Council, October 18, 2016 (cont.)

City Manager Comments (cont.)

Mr. Torgler thanked Mr. Black for his efforts with broadband.

Parks, Recreation and Culture Director Wilma Erven stated that staff was working with the North Delta Canal regarding a grant they are getting and the need for habitat mitigation. At this time, the city did not have any projects that would fit their need. Staff will possibly work with them in the future with some additional work the canal may need.

Councilmember Roberts questioned if Ms. Erven has received notification if the city was awarded the trail grant that was applied for.

Ms. Erven stated that the city was not awarded that grant.

Ms. Erven reported that the Historic Preservation Board has been inactive for many years as the board has not received any applications for historic designations. Staff has recently received an application and Ms. Erven would like Council's direction on how to proceed. She stated that staff can review the application and work with the applicant to get all requirements met.

There was consensus among the Council to allow staff to work with the applicant at this time.

Councilmember Comments

Councilmember Ryan thanked staff for all the updates. He recognized the landlords that were in attendance and thanked them for their comments.

Councilmember Austin stated that the city is fortunate to have some great staff. He reminded everyone to vote.

Councilmember Roberts and Raley also thanked staff.

The meeting was adjourned at 8:22 p.m.

Jolene E. Nelson, CMC, City Clerk

Item D:

Citizen Comments



MEMO

To: City Council
From: Steve Glammeyer, Utilities/Public Works Director
Date: November 1, 2016
Subject: Various code changes – Title 13



Utilities Department

Recommendation: Staff is recommending a number of code changes for adoption to Title 13 of the Delta Municipal Code.

Background: Staff has been reviewing and contemplating changes and additions to the Delta Municipal Code Title 13 – Public Utilities for quite some time. The changes will help us clarify customer/staff responsibility, update billing practices to align with other surrounding utilities, address new technology, allow for new practices in billing notifications, and further collect for costs incurred with operating and managing the systems. Staff will highlight the changes below in order to help answer questions in advance of the meeting.

13.04.050(C): This helps further clarify where the point of service begins for the City. This falls more in line with what the National Electric Code requires and helps both the customer and staff understand who is responsible and for what.

13.04.050(E): Corrects a reference.

13.04.060(A): ~~Most surrounding utilities have adopted the practice of only billing the owner of a property or service rather than billing both the owner and tenant, if requested by the owner. Making this change will allow us to better collect billings. Often, tenants will “skip out” on a bill in the middle of the cycle or night and we struggle to collect those payments. This change places that burden directly on the owner of the property or premise and allows them the ability to seek collection in advance from renters. The change does contain a provision to honor current billing accounts that are set up with us billing the tenant until such time that the tenant terminates service.~~ Staff met with 10 property owner/land lords on October 24 to discuss this potential code change. During that meeting, staff received a better understanding of how these individuals operate their business and how this change would negatively affect them. While the City might realize soft cost savings of around \$32,000, staff is now recommending that this section of the code remain unchanged and left as currently written. Of the 10 property owners represented, 9 voted in favor of this recommendation. The one dissenting vote would like to see the City adopt a policy that the property owner would never be liable for any utility bill and that is why they voted against the proposal. That owner, however, does not support the change as proposed above.

13.04.120(B): Allows for a charge for new LED lighting technology we are installing on street lighting. Staff has a plan to replace all street lights with LED technology over the next 10 years.

13.04.140(B): Staff has been piloting a program to provide a 24 hour pre-disconnect notice to accounts that are about to be shut-off for non-payment. We have had great success with this program, reducing the amount of shut-offs by over 70%, but we recognize there is a small cost to provide this service. This change allows us to provide the service and collect a small fee, proposed at \$10.00, to cover the costs of providing this service.

13.04.140(I): Many surrounding utilities have adopted a courtesy turn-on/off policy and fee to cover the costs for this service. Staff has experienced a number of requests, particularly in the spring, to have the water turned on or off for repairs of sprinkler systems or for returning snow bird travelers. Typically these requests come during non-working hours and end up costing all of the rate payers in additional overtime expenditures. This change allows us to collect a small fee to cover the costs for either turn-on or turn-off requests that are “non-emergency” in nature. We do intend to treat sprinkler system breaks as non-emergency in that they do not pose a detriment to the health, safety or welfare of an individual. As an example, we had a situation where one rate payer continued to request on-call water turn-on and off 7 times in one weekend for a sprinkler repair.

13.04.170: This change will allow staff the ability to immediately “ticket” an individual for tampering with utilities. Currently, the only recourse for such action is to cite the individual into Municipal Court. The types of cases have been difficult to prosecute. Staff feels an immediate fine with the ability to pursue further court action will help deter these situations. Currently, we experience many occasions where individuals will open the water meter and turn water on or off with our knowledge. These components should only be operated by a trained water professional and we have experienced times when individuals have damaged our equipment. Additionally, we have experienced individuals tampering to resume service after a turn-off for non-payment.

13.04.260: There are a few changes to the electric rate table. The first is to provide a rate for LED yard lighting. As we move forward with changing out the street lighting to LED, we anticipate that some individuals may want to upgrade their yard lights to LED. This will allow us to charge for the reduced cost of consumed power. The table also contains charges related to the net metering policy that was adopted many years ago and recently updated. This allows us to quantify the avoided cost credit applied when individuals enter into the policy. The second rate quantifies the amount the net metering customer will pay to help us recover our distribution network charge from MEAN.

13.04.270: The addition of the pre-disconnect notice fee, allowed for in the 13.04.140(B) change, is now included in this table.

Staff has vetted these changes with the City Manager and City Attorney and both have approved moving forward with all of these as presented.

Cost:

Publication costs for the ordinance.

Actions To Be Taken if Approved:

Staff will publish the ordinance as required.

Ordinance No. 9, 2016

AN ORDINANCE OF THE CITY OF DELTA, COLORADO,
AMENDING CHAPTER 13.04 OF THE DELTA MUNICIPAL
CODE.

AMENDED

WHEREAS, pursuant to Article IV of the Home Rule Charter and Title 31 the City is responsible for setting rates, regulations and fines associated with public utilities within the City.

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

Section 1. The foregoing recitals are incorporated herein as findings of the City Council.

Section 2. Subsection 13.04.050(C)(1) of the Delta Municipal Code is amended to read as follows:

C. Electric system

1. The City shall install, own and maintain all lines, facilities, and service connections up to the customer's service point, unless otherwise specified by written agreement. The service point for an overhead electric service is the point where the service conductor connects to the structure. The connection point shall be decided by the City. The service point for an underground electrical service shall be at the meter box line side connectors. All costs the City incurs in extending service to the customer's building or facility shall be paid to the City by the customer, except that the City shall bear the first \$300 of costs to extend service to permanent individually owned residential dwelling units. The City's estimated costs of extending service shall be paid by the customer in advance, unless otherwise provided by contract. The City shall own and maintain the electric meter itself regardless of its location in relation to the service point and shall have a right of access to said meter.

Section 3. Subsection 13.04.050(E) of the Delta Municipal Code is amended to read as follows:

E. Separate Non-Residential Irrigation Meters. The City will install, own and maintain all meters and related back-flow prevention devices requested by a customer to utilize the landscape irrigation rate of subsection 13.04.110(F). The customer shall reimburse the City for the cost of such installation and shall be responsible for

the installation and ownership of all landscape irrigation facilities downstream of the back-flow prevention devices.

Section 4. Subsection 13.04.120(B) of the Delta Municipal Code is amended to read as follows:

B. Security lights and yard lights shall be charged as set out in Section 13.04.260 per light per month. Street lighting, electricity for traffic lights, and other electricity used by the City shall be charged as set out in Section 13.04.260. KWH for nonmetered street lights shall be determined as follows:

100 Watt High Per Sodium Light - 40 KWH per month.

250 Watt High Per Sodium Light - 115 KWH per month.

Small LED Street Light - 15 KWH per month.

Large LED Street light - 24 KWH per month.

Section 5. Subsection 13.04.140(B) of the Delta Municipal Code is amended to read as follows:

B. Prior to shutting off the electricity or water, the City shall send a notice to the address of the customer concerned, as shown on City records, stating the reason for the shut off, and the date upon which service may be shut off unless the charges are paid or other specified violation is corrected. Such date shall be at least ten (10) days after the deposit of the letter giving notice of the shut off in the United States mail. Additionally, the City shall send or deliver a pre-disconnect notice 24 hours prior to the date of service disconnection and shall charge a pre-disconnect fee as set out in Section 13.04.270.

Section 6. Adding Subsection 13.04.140(I) of the Delta Municipal Code which shall read as follows:

I. Customers may request that utilities be shut off for convenience at any time. Any person desiring their service temporarily shut off or turned on shall pay the City a disconnect or shut-off fee of fifteen dollars (\$15.00) or a reconnect or turn-on fee of fifteen dollars (\$15.00) for such service. Consumptive charges shall not accrue during the period when the service is disconnected or shut-off.

Section 7. Subsection 13.04.170 of the Delta Municipal Code is amended to read as follows:

13.04.170 Tampering with and unauthorized use of utilities and service. It shall be unlawful to tamper with, damage or destroy any City water, sewer or electric lines, mains, meters or facilities, or to utilize any City utility service without

lawful authority, or to operate any City utility facilities without lawful authority. Violation of this Section shall be a Municipal violation subject to a fine of not less than \$250 in addition to such other fines or penalties as may be determined by the Delta Municipal Court.

Section 8. Subsection 13.04.260 of the Delta Municipal Code is amended to read as follows:

Service Size/Type	Monthly Base Charge	Consumption Charge	Monthly Demand Charge
Residential	\$20.00	\$0.1000/KWH	N/A
Security/Yard Lights	\$11.00	N/A	N/A
LED Security / Yard Lights	\$6.00	N/A	N/A
Street Lights	N/A	\$0.0900/KWH	N/A
Single Phase Commercial	\$25.00	\$0.0989/KWH	N/A
Three Phase Commercial	\$41.00	\$0.0989/KWH	N/A
Industrial	\$140.00	\$0.0700/KWH	\$9.00 X cust. monthly kW demand
City buildings service	N/A	\$0.0900/KWH	N/A
Net metering avoided rate credit	N/A	\$0.0460/KWH	N/A
Net metering dist. network charge	N/A	\$2.79 x month/y peak A/C production rate of renewable generation	

Section 9. Subsection 13.04.270 of the Delta Municipal Code is amended to read as follows:

Late Payment Penalty and Non-Payment/Resumption of Service Fees	
Late Payment	\$25.00
Pre-disconnect notice	\$10.00
Non-Payment penalty*	\$40.00
*After hours shall be double	

Section 10. Severability. Each section of this Ordinance is an independent section and a holding of any section or part thereof to be unconstitutional, void or ineffective for any cause shall not be deemed to affect the validity or constitutionality of any other section or part thereof.

Section 11. Safety Clause. The City Council hereby finds, determines, and declares that this Ordinance is promulgated pursuant to the City's home rule authority and under the general police power of the City of Delta and that it is promulgated for the protection of health, safety, and welfare of the citizens of the City of Delta. The City Council further determines that this Ordinance bears a rational relationship to the legislation proposed herein.

Section 12. Effective Date. This Ordinance shall become effective thirty (30) days after final publication as provided in City Charter and C.R.S. section 31-16-105.

ADOPTED on first reading and ordered published this ____
day of _____, 2016.

Mayor

ATTEST:

City Clerk

ADOPTED on second and final reading and ordered published
this _____ day of _____, 2016.

Mayor

ATTEST:

City Clerk

MEMO

To: City Council
From: Glen L. Black *GLB*
Date: November 1, 2016
Subject: Gines Disconnection



Community Development

Recommendation: Council would review the Disconnection request. Staff would recommend that an annexation agreement for future re-annexation of the property be executed should Council determine the Disconnection request be allowed to move forward.

Background: The City annexed this property in March of 2002, as part of the Westend Addition. The City currently serves water to the property. If allowed to disconnect, the City will continue to serve water but will charge the outside City limit rates. Base charge will increase from \$26 to \$31 and consumption charge will increase from \$2.65/1,000 gal to \$3.25/1,000 gal. The property is on the northern boundary of the City Limits and is adjacent to county jurisdiction (BLM) on the northern property line. The property is accessed by 1400 Lane which is a private drive.

The City sent notice of the request to the County and has not received any comments.

Cost: Staff time and publication costs.

Alignment With Strategic Planning: Disconnection from the City of Delta does not appear to be contemplated in the Strategic Planning documents.

Actions To Be Taken if Approved: Staff will prepare second reading and publication notice.

Exhibit A

AN ORDINANCE OF THE CITY OF DELTA, COLORADO DISCONNECTING FROM THE CITY'S TERRITORIAL LIMITS A PORTION OF PROPERTY PREVIOUSLY ANNEXED UNDER THE NAME OF THE WEST END ADDITION.

WHEREAS, property known as 43.9 acres owned by Kevin W. and Teresa G. Gines, 863 1400 Lane, Delta, CO, more specifically described in disconnection map, exhibit A, was annexed part of the West End Addition by the City of Delta Ordinance #4, 2002 on March 19, 2002;

WHEREAS, the property owner has applied for disconnection from the City's territorial limits as shown on the disconnection map prepared by SouthWest Land Surveying LLC under the date of August 15, 2016;

WHEREAS, the Delta City Council has determined, in accord with C.R.S. 31-12-501 that the best interests of the City will not be prejudiced by allowing the requested disconnection.

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

Section 1. The part of West End Addition, more particularly described as 863 1400 Lane and disconnection map, exhibit A, is hereby disconnected from the territorial limits of the City of Delta.

Section 2. This ordinance and the aforementioned map of the area of property disconnected hereby shall be promptly recorded in the public records of Delta County, Colorado.

Section 3. Nothing herein is intended to preclude future re-annexation of said property if and when such action is determined to be necessary and proper.

ADOPTED ON FIRST READING AND ORDERED PUBLISHED THIS _____ DAY OF _____, 20____.

Mayor

ATTEST:

City Clerk

ADOPTED ON SECOND AND FINAL READING AND ORDERED PUBLISHED THIS _____ DAY OF _____, 20____.

Mayor

ATTEST:

City Clerk

Exhibit A

Legal Description: Book 761 Page 228

Part of the SE_{1/4} NE_{1/4} of section 3, Township 15 South, Range 96 West, 6th Principal Meridian, more particularly described as follows: beginning at the NE corner of the SE_{1/4} NE_{1/4} of said Section 3, Township 15 South, Range 96 West, 6th Principal Meridian and assuming the East line of the SE_{1/4} of said Section 3 to bear N 0°10'36" E, thence S 20°52'17" W 1679.77 ft. dist., to the centerline of the North Delta Canal; thence along said centerline N 28°15'00" W 87.64 ft. dist.; thence N 17°49'12" W 54.55 ft. dist.; thence N 09°24'40" W 42.26 ft. dist.; thence N 03°58'40" E 96.67 ft. dist.; thence N 07°54'59" W 31.51 ft. dist.; thence N 26°38'54" W 44.16 ft. dist.; thence N 54°24'49" W 59.27 ft. dist.; thence N 57°24'12" W 66.33 ft. dist.; thence N 47°26'12" W 144.17 ft. dist.; thence N 43°14'41" W 48.96 ft. dist.; thence N 37°05'42" W 67.17 ft. dist.; thence N 48°26'34" W 68.16 ft. dist.; thence N 55°56'26" W 64.83 ft. dist.; thence N 64°26'31" W 82.19 ft. dist.; thence N 65°18'18" W 71.90 ft. dist.; thence N 69°36'45" W 86.14 ft. dist.; thence N 77°49'29" W 77.34 ft. dist.; thence N 81°27'29" W 184.87 ft. dist.; thence S 84°25'26" W 74.02 ft. dist.; thence S 66°47'02" W 92.75 ft. dist.; thence S 47°01'39" W 62.87 ft. dist.; thence leaving said centerline N 45°55'55" W 1206.69 ft. dist., to the NW corner of the SE_{1/4} NE_{1/4} of said Section 3, thence N 89°58'28" E 2620.59 ft. dist., more or less to the point of beginning. Also know as Parcel 7 of Carl Wood Survey, dated June 1, 1994 by E. Schaaf & Associates, Delta County Colorado.



RICHMARK ACRES SUBDIVISION

Final Plat

Staff Report

Community Development Director:	Glen L. Black	Date:	11/1/2016
Owner:	Vickie Ripp, Richard Barker	Representative:	Mike Ripp
Location:	2185, 2185A & 2187 Pioneer	Parcel #:	3455-301-00-014
Zone District:	A-1	Property Size:	19.941 acres

Request

The applicant is requesting that City Council approve of the Richmark Acres Subdivision Final Plat, which proposes to subdivide approximately 19.941 acres into 2 parcels.

The property is currently zoned A-1 which "is intended to provide a district with a rural atmosphere for residential uses and agriculturally related uses. There are currently three residences on the property.

Required Improvements, Dedications, and Minimum Design Standards

The following requirements for final plat have been met:

1. Application, deed, fees and plat have been received
2. Conforms with the Comprehensive Plan and zoning regulations
3. Sketch plan was approved by Planning Commission on October 3, 2016
4. The six foot boundary line discrepancy was addressed by Vickie Ripp and Richard Barker quit claiming the 6' to the adjacent property owners and adding an irrigation easement for ditch maintenance.
5. Quit Claim deeds have been recorded.
6. The development must comply with all City of Delta requirements and other regulatory/permitting agency requirements.
7. Final plat expires ninety days after approval if all requirements are not met.

Staff Recommendations

Staff review has found the plat to substantially comply with the final plat requirements of 16.04.050.E

Staff recommends **approval** of the Richmark Acres Subdivision final plat.

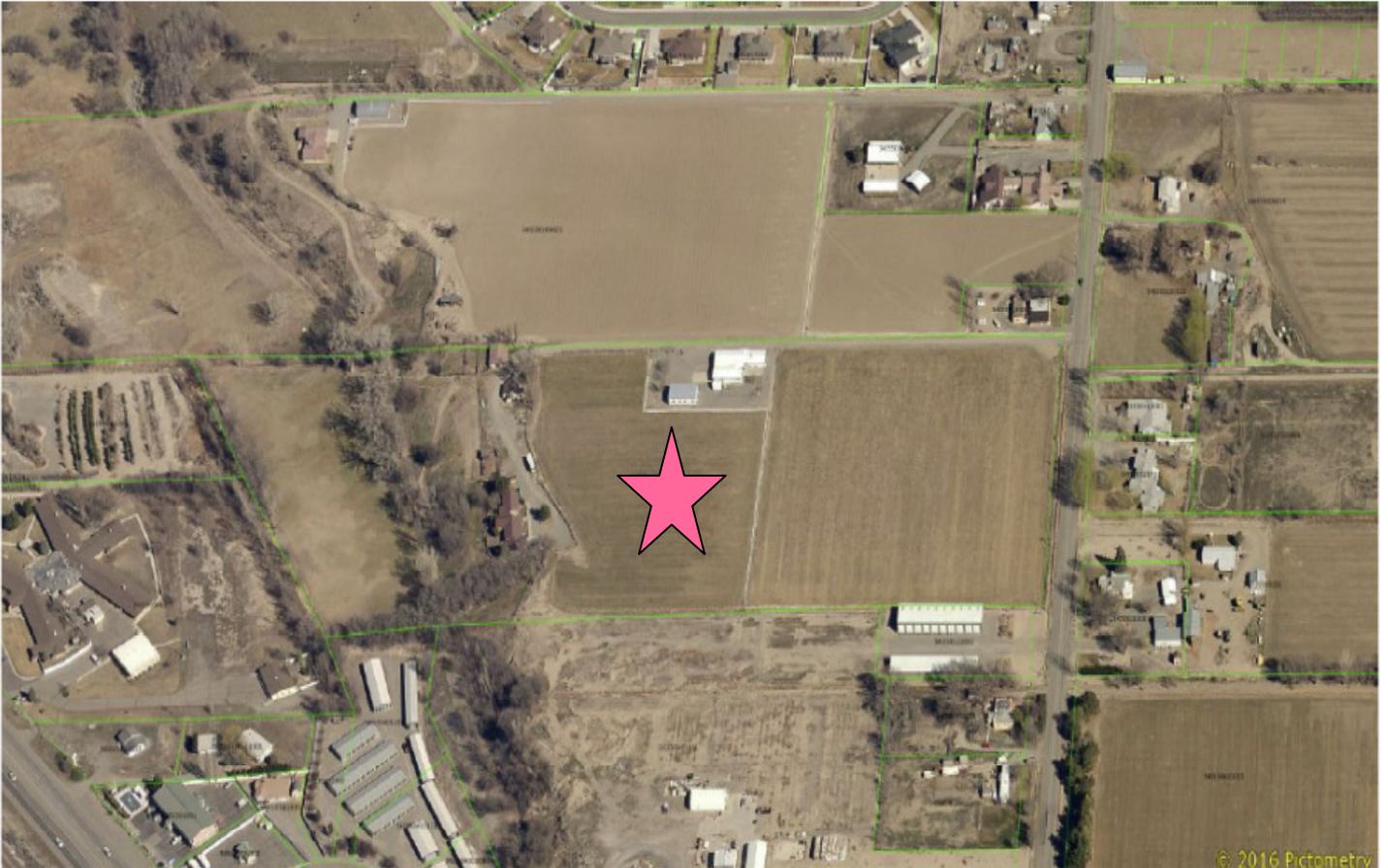
Example Motion: I move that Planning Commission **approve/disapprove** of the Richmark Acres Subdivision final plat.



360 Main St • Delta, CO 81416 • www.cityofdelta.net Community Development

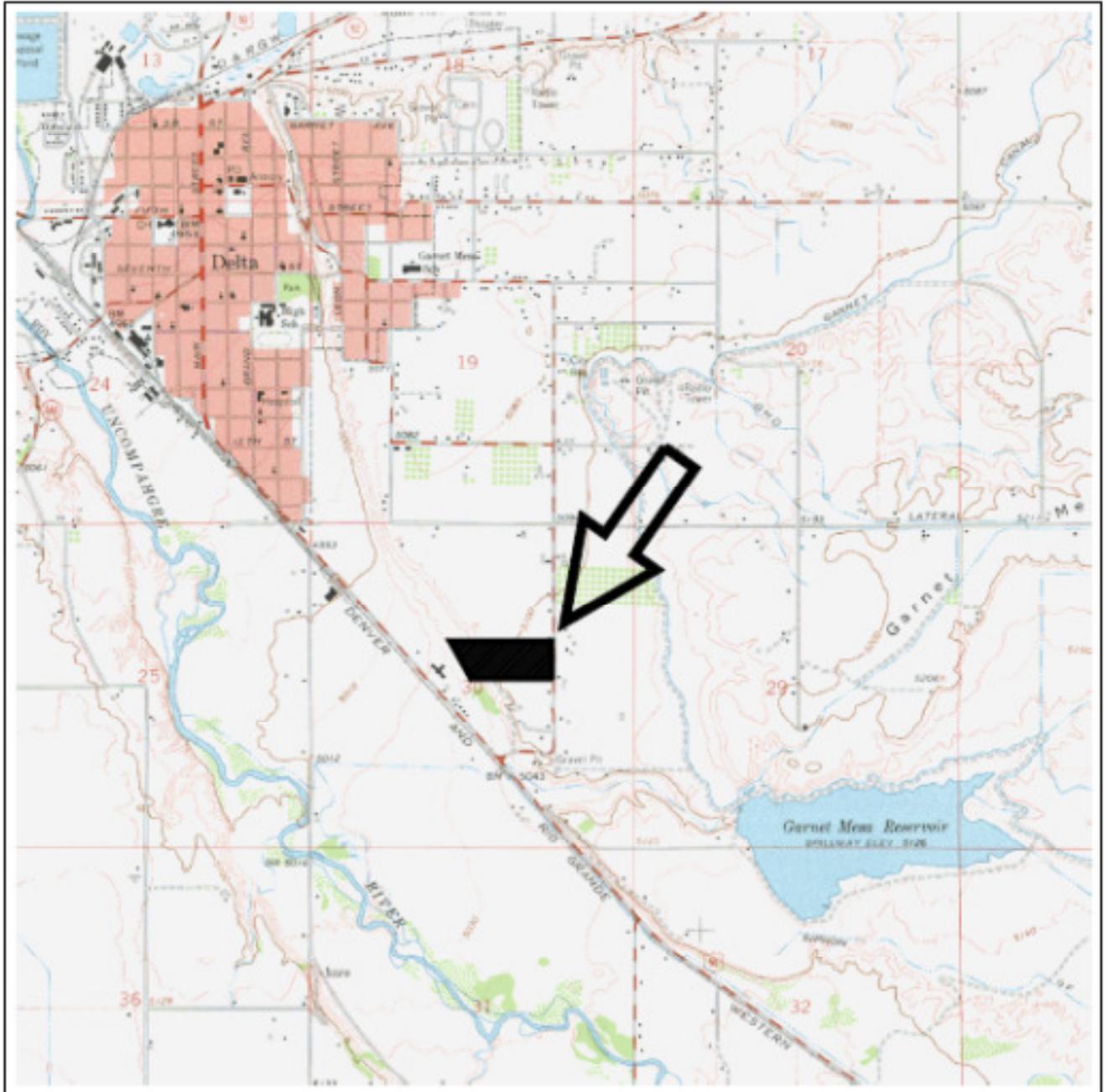
Phone (970) 874-7903 • Fax (970) 874-6931

Aerial Photo



© 2016 Pictometry

VICINITY MAP



NOT TO SCALE

MEMO

To: Mayor and City Council
From: Wilma Erven, Parks, Recreation & Culture Director
Date: October 27, 2016
Subject: GOCO Master Plan Resolution



Recreation Department

Recommendation

Authorize staff to apply for a planning grant through Great Outdoors Colorado, by approving City of Delta Resolution 11, 2016.

Background

The Parks Staff is requesting the approval from City Council to apply for a Great Outdoors Colorado planning grant for the purpose of acquiring a Master Plan of the City of Delta parks, trails and open Space.

Staff has contacted two companies for estimates of time frame and cost of accomplishing a Master Plan of this type.

The 2017 proposed budget document has allowed for a match of up to \$50,000, depending on the total amount needed for this project. Great Outdoors Colorado allows a maximum of \$75,000 on these types of project, with the City's match added to that figure.

Cost

Staff has received an estimate of a not to exceed \$125,000 fee. The maximum cost to the City would be \$50,000, which would come from the City's Conservation Trust Fund.

Alignment With Strategic Planning:

Overall health and wellness for the community, while providing a high quality of lifestyle for the residents and tourist alike.

Actions To Be Taken if Approved:

Staff would apply for a \$75,000 grant from Great Outdoors Colorado. Upon receiving that funding staff would advertise for RFP's to be submitted from interested parties. A company would be selected and the planning process would start.

Resolution #11, 2016

SUPPORTING THE GRANT APPLICATION FOR A LOCAL
PARKS AND OUTDOOR RECREATION PLANNING GRANT
FROM THE STATE BOARD OF THE GREAT OUTDOORS
COLORADO FOR THE MASTER PLAN FOR PARKS AND
RECREATION

WHEREAS, the City of Delta is requesting \$75,000 from Great Outdoors Colorado to develop a Master Plan for Parks and Recreation.

WHEREAS, Great Outdoors Colorado requires that the City Council of the City of Delta state its support for the Great Outdoors Colorado grant application for the Master Plan for Parks and Recreation.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF DELTA THAT:

- Section 1: The City Council of the City of Delta strongly supports the application to Great Outdoors Colorado for the Master Plan for Parks and Recreation.
- Section 2: The City Council of the City of Delta acknowledges that the grant application includes matching funds which the City of Delta is solely responsible to provide if a grant is awarded.
- Section 3: The City Council of the City of Delta will appropriate in the 2017 budget those matching funds and authorizes the expenditure of funds necessary to meet the terms and obligations of any Grant awarded.
- Section 4: This resolution to be in full force and effect from and after its passage and approval.

ADOPTED this 1st day of November, 2016, by the Delta City Council.

Mayor

ATTEST:

City Clerk

Attorney Comments



City Manager Comments



Councilmember Comments

