

The Regular Meeting of the Meeker Town Board was held Tuesday, November 3, 2009 at Town Hall.

Members Present	Mayor Trustees	Etheridge Omer Halandras Strate
Members Absent	Trustees	Mills Cook Gerloff
Town Staff Present	Town Administrator Town Planner Town Clerk Chief of Police Town Attorney Admin. Assist.	Day Smith Cook Hervey Viscardi Niemi
Citizens Present	Nikki Turner Van Piluad Dave Overton Phillip & Vicki Cross Shonda Otwell Marisa Martinez Clelia Perea Nancy Harris Brian Conrado Marty Casey	RB Herald Times RBC applicant's representative RBC applicant's representative Meeker Hotel and Café Executive Dir. Meeker Chamber Los Koras Restaurant Los Koras Restaurant Leonard and Peggy Reck Dick Prosenca

CALL TO ORDER

Mayor Etheridge called the meeting to order at 7:00 p.m.

ROLL CALL

All Trustees present except Trustees Cook, Gerloff and Mills.

APPROVAL OF THE AGENDA

Mayor Etheridge asked if there were any changes to the agenda, with none noted.

A motion was made by Trustee Halandras to approve the revised agenda as presented, seconded by Trustee Strate. All ayes, motion carried.

APPROVAL OF PREVIOUS MINUTES

Mayor Etheridge asked for corrections or revisions to the minutes of October 20, 2009, with none noted.

A motion was made by Trustee Strate to approve the October 20, 2009 minutes, seconded by Trustee Halandras. All ayes, motion carried.

Mayor Etheridge asked for corrections or revisions to the Special Board minutes of October 27, 2009, with none noted.

A motion was made by Trustee Omer to approve the Special Board minutes of October 27, 2009, seconded by Trustee Halandras. All ayes, motion carried.

APPROVAL OF VOUCHERS

Mayor Etheridge asked for questions or comments regarding the revised set of vouchers dated October 30, 2009. Administrator Day stated the final payment was due to Spiegel & Son Inc. (Item #29 of Water Fund) for the water tank work, and the final payment had been advertised for two weeks in the newspaper, as required. Mayor Etheridge inquired about Item #64 under the General Fund for Redi Services of Trash Service and Dumpster for Hunting Season, asking if it was an addition. Day explained it was for the monthly garbage bill plus the \$500 for the dumpster.

A motion to approve the revised set of vouchers dated October 30, 2009 was made by Trustee Halandras, seconded by Trustee Strate. All ayes, motion carried.

MONTHLY DEPARTMENTAL UPDATES

Police Department of Chief of Police Bob Hervey stated for September, there were 249 calls for service; 53 Citizen contacts, 8 arrests, 35 Traffic Summons and 8 Criminal Summons. He added the department was fully staffed and able to do more proactive work. Mayor Etheridge stated she saw payment for ribbons and trophies for the elk bugling contest, asking if it went well. Chief Hervey stated they had a good crowd with about 30 kids participating.

PUBLIC PARTICIPATION

None.

NEW BUSINESS

Planning Commission recommendation concerning Rio Blanco County request for Special Review Use Permit at 570 2nd Street – Lots 1-12, Block 38 and Lots 4-8, Block 59 Town of Meeker (Rio Blanco County Road and Bridge facility) for 42'x60' accessory structure to store the County's sand/ice melting agent mixture.

Administrator Day gave the following report: Rio Blanco County is requesting a Special Review Use permit at 570 2nd Street for a 42x60 accessory structure to store the County's sand/ice melting agent mixture. She stated she had spoken with Mr. Van Piluad (RBC representative) regarding the structure size before the meeting and he would explain the change in size. Mr. Piluad stated the 42x60 structure plan discussed previously with Planner Smith, had been advertised. He stated they had received information back from suppliers regarding the 40 psf snow load, and in order to have the 40 psf snow load, the spacing of the trusses required the building to be four feet longer, and the building would be 42x64 in lieu of the previous request for a 42x60 structure. Day added since this was a Special Review request and not a variance it shouldn't be an issue, but felt it was important the Board knew, and continued the report.

Located within the Open (O) zoning district, the RBC Road and Bridge currently stores their sand/ice melting agent mixture in the open on the west side of Sulphur Creek out in the compound area of the facility. With the proposed 42x64 structure, the County is seeking to shelter the mixture and to protect the adjacent ground from becoming saturated with the salty chemicals. The location of the proposed structure would be in the southeast corner of the property, east of Sulphur Creek, with access to the structure via 2nd Street and over the Sulphur Creek Bridge internal to the site. Proposed to be 24 feet tall at its tallest point, the structure would be located on the property in an area that is approximately 21 feet lower in elevation than the residential and school properties located on Garfield and School streets, therefore, the structure should not obstruct the existing view from these locations.

The application with supporting material was received within the required time period. The fee has been paid and the request has been advertised as mandated by the Meeker Zoning Ordinance. Also, all adjacent property owners were notified of the Planning Commission's Public Hearing in accordance with the requirements of the Meeker Municipal Code. No comments have been received to date. Day added that the Sullivan's (the closes adjacent

Regular Meeting of the Town of Meeker – November 3, 2009

property owners) had signed the form stating they were in favor of the Special Review Use request. Staff recommended approval of Rio Blanco County's request for a Special Review Use permit at 570 2nd Street for a 42'x60' accessory structure for the storage of the County's sand/ice melting agent mixture. **PC Recommendation:** On October 26, 2009, the Planning Commission recommended the Board of Trustees grant approval of Rio Blanco County's request for a Special Review Use permit at 570 2nd Street for a 42'x60' accessory structure for the storage of the County's sand/ice melting agent mixture. Mayor Etheridge asked for questions or comments from the applicant's representatives and the Board with none noted.

A motion was made by Trustee Halandras to approve Rio Blanco County's request for a Special Review Use permit at 570 2nd Street for a 42'x64' accessory structure for the storage of the County's sand/ice melting agent mixture, seconded by Trustee Strate. All ayes, motion carried.

If Special Review Use is approved, Rio Blanco county request for waiver of building permit fee for the structure.

Administrator Day stated since the Special Review Use permit was approved, Rio Blanco County had requested a waiver of the building permit fee. She stated it had been done in the past for governmental entities and Staff recommended the fee be waived. She added she had spoken with the Town's building inspector (Carl Padilla) and the building would not be labor intensive in regards to his services. Trustee Halandras asked Day if Carl would have to go there at all. Day stated he would have to go there, but not much as it would be a pre-designed facility. Mr. Piluad added the building would be pre-designed and the in-process inspections would be done by him. He inquired if the Town issued a CO (Certificate of Occupancy) with Day stating it would be a Certificate of Completion and Carl would monitor the project but wouldn't be spending many hours on it.

A motion was made by Trustee Omer to waive the building permit fee for the proposed project seconded by Trustee Strate. All ayes, motion carried.

Consideration of change in manager at Meeker Hotel and Café LLC dba Meeker Café.

Town Clerk Cook stated the applicants Phil and Vickie Cross were present, and Mr. Cross replaces former manager Avis Loshbaugh. She stated the State Liquor Enforcement was notified of Ms. Loshbaugh's resignation on October 7, 2009 and Mr. Cross was designated as the new manager within the appropriate timeframe. Clerk Cook stated the completed application had been filed on 10/21/2009, all fees paid, the preliminary background investigation conducted and Staff recommended approval contingent upon the receipt of acceptable fingerprint clearance. Mayor Etheridge asked for questions or comments from the applicants and the Board with none noted.

A motion was made by Trustee Strate to approve Philip Cross as the registered manager for the Meeker Hotel and Café LLC dba Meeker Café, seconded by Trustee Omer. All ayes, motion carried.

Mayor Etheridge requested the liquor license transfer from Andrea's to Los Koras be moved up.

Request for liquor license transfer from Andreas Market St. Grill LLC to Los Koras Mexican Restaurant Bar LLC.

Attorney Viscardi stated Celia Perea and Marisa Martinez; the applicants were present, adding Ms. Martinez was present as she was requesting to be the (registered manager), which needed approval as well. He stated the application had been submitted by Los Koras Mexican Restaurant Bar LLC, and was in good standing with the State. Attorney Viscardi stated Ms. Perea was the owner, the application fees had been paid and all documents required were complete, including the transfer of the tavern license from Andrea's to Los Koras. He stated the documents included an affidavit for the transfer, a statement of compliance, a diagram of the premises, a lease from January 1, 2009 to June 30, 2010, and corporate documents to include: Articles of Organization, an operating agreement, four amendments to the operating agreement, individual histories for the applicant and

Regular Meeting of the Town of Meeker – November 3, 2009

manager, a lawful presence affidavit, three letters of reference for each of the individuals, an attachment to the individual history for Ms. Perea, a letter from Planner Smith regarding the use of the licensed premises, and a letter from Chief Hervey indicting no objection to the transfer of the liquor license. Attorney Viscardi stated everything was in order and Staff recommended approval of the transfer of the liquor license and approval of Ms. Martinez as the registered manager of Los Koras Restaurant. He added staff was recommending conditions in regards to the operations of the licensed premises, as they had been with new licensees in the past few years, stating Ms. Perea had reviewed and signed the conditions form and Staff recommended the conditions be made a part of the license to Los Koras, if the license request was approved by the Board. Mayor Etheridge thanked applicants for coming and asked for questions or comments with none noted.

A motion was made by Trustee Omer to approve the liquor license transfer request from Andrea's Market Street Grill LLC to Los Koras Mexican Restaurant Bar LLC with the contingencies placed upon it, seconded by Trustee Halandras. All ayes, motion carried.

Attorney Viscardi explained the application will be sent to the State, which is a separate process.

Discussion concerning the proposed Ute Road and Roundabout.

Administrator Day stated the Energy Impact Grant was fully executed and design work for the process may begin. She stated the Town had previously spoken with the homeowners and wanted to discuss the project with them again, adding after all the information collected and the Board decides how to proceed, staff will meet with the engineer and the County and begin the process. Mayor Etheridge inquired as to what had to be done for the soils testing work and if it was the first step. Day stated yes, the Town had received three proposals but has not hired anyone yet, the engineer needs soils test before beginning the design work. Mayor Etheridge asked once the soils testing was done, would there be a final design phase and once completed, the project could start? Day stated yes, the Town would bid the project, and hopefully start in early spring 2010. Mayor Etheridge inquired if Stantec was the engineer doing the final design and soils test, with Day stating soils testing would be done by a Geo-tech company, and Stantec the final design.

Mayor Etheridge stated she wanted to answer some questions presented at a former meeting; open for comments from the Board regarding "where do we go from here?" and then open discussion to the public. She asked Day if a motion would be required with Day asking that staff be directed how to proceed. Mayor Etheridge stated she had reviewed previous questions and concerns from the homeowners, stating they were legitimate and needed to be addressed directly to ensure all bases were covered before a decision was made, and in a letter from Nancy Harris; there were a couple of specific issues she wanted to speak on behalf of the Board for. Mayor Etheridge stated the first thing Ms. Harris's letter mentioned was "did anyone consider how it would affect the coming and going of families who live in the homes on Sulphur Creek Road?" Mayor Etheridge stated she wanted to assure the public, homeowners and Staff, that "yes" they did consider all facets of the situation, including the County, the new school, the Rec. Center and the community as a whole; how they would be accessing those facilities or driving to their homes at Sanderson or Sage Hills. Mayor Etheridge stated the Board's job was to look at it as a whole and how it affected every part of the community and every part of the situation that was changing. She added there were some specific questions which would be answered further into the final design process and in looking at the design presented, the questions of everyday activities (i.e. mail, snow removal, garbage collection) there wouldn't be a difference in daily operations of the driveways and proposed intersection.

Mayor Etheridge stated one of the larger concerns was trailers and larger vehicles maneuverability in and out of driveways with a roundabout. She stated she had reviewed the area and believed (except for the Reck's driveway) there wouldn't be a major change in the way the driveways were accessed because of the intersection. She added with all the activities and other changes along Sulphur Creek Road, there would be a decrease in speed because of the need to slow down in entering or exiting the intersection and would be an advantage to have an intersection on the road regardless. Mayor Etheridge added the Board hoped to make the best decision as they looked at all

Regular Meeting of the Town of Meeker – November 3, 2009

facets; after speaking with the experts, the homeowners and going through the process, they have found what is hoped to be the safest and smartest way to deal with the new school going there. Mayor Etheridge inquired of the Board if they had any questions or comments. Trustee Halandras inquired of Day if the engineer had given the Town a comparison to other roundabouts? Day stated no. Nancy Harris 855 Sulphur Creek Road stated Mr. Pratt had stated there had only been one roundabout built where a residency (driveway) came into it. Leonard Reck 865 Sulphur Creek Road stated it sounded as if the Board had already made their decision about putting an intersection at the bottom of his driveway. Peggy Reck stated the walkway bothered her, and she would willingly back into a roundabout if she didn't have to worry about children crossing while she was doing it, and asked the Board to consider putting pedestrian traffic on the other side. (Mrs. Reck left the meeting) Mr. Reck stated he was not happy about the intersection by his driveway, stating "you don't live there, and you don't have to deal with it." He stated the Rec. District uses the road and intersection, and the county used it for years; the driving force was the school, and the Town was building a road for less than five percent of the population going to the elementary school and he wasn't happy. Mr. Reck stated he felt he had two choices: move or stay and asked the Board if they wanted a roundabout at the end of their driveway?

Ms. Harris stated the road was able to handle many vehicles when concerts were held, stating "yes, it is one time a year" but to spend money on a roundabout, even if it wasn't in front of their houses, didn't sound right. She added she wanted to go on record saying she didn't agree with anything Mayor Etheridge said about safety, entrance, placing a roundabout at the end of a driveway, and what the sidewalks were going to do to the property owners. Ms. Harris stated a workshop was recently held where the Rec. Center, the School and County Commissioners were asked to come up with \$330,000 to assist with the project, she asked how the Town would raise the additional funds and if the public was aware that the Town was going to spend an additional \$330,000 on the project? Mayor Etheridge stated the School District had committed \$70,000 as part of their original agreement as a match if grant funding was received. She stated the County has not given any additional funding, though they have granted land to the school and the Town for all of this to happen. She inquired of Day if she had spoken with Mr. Pratt about trimming expenses, with Day stating it had been done, taking various aspects of the project out and if necessary, build them the following year, but the project cost had not gone up. She explained the Energy Impact Committee didn't grant as much funding as requested and was the reason more money had to be raised. Ms. Harris stated she understood, but when the entities were asked for additional funds, the Commissioners didn't seem pleased. She asked again who was going to come up with the remainder of the \$330,000 after the \$70,000? Day reiterated certain aspects of the project may not be constructed in 2010 (i.e. lighting and landscaping), adding construction costs were down, and so the cost estimate may be higher than the actual bid. Ms. Harris reiterated the homeowners wanted the Board to know they didn't agree with anything said and previous comments made. Mayor Etheridge stated it was obvious the Recks were upset about the project, stating she understood as it is a direct change and affects their daily lives and property.

Mr. Reck inquired if any other studies had been done for an intersection elsewhere, stating the engineer had said other locations could be looked at. Mayor Etheridge stated the information she had received (i.e. moving it north) would create more hazards for the homeowners in the intersection and for the road itself. She stated there was a possibility it could be moved east, with Day adding the engineer had wanted to speak to Mr. Reck about it; trying to contact him. Mayor Etheridge stated it could be discussed with Mr. Pratt in the final design stage, but what needed to be decided tonight was if the Board wanted to move forward with the road in the proposed location and if a roundabout was the intersection type to use. Ms. Harris inquired if the Town would put an article in the newspaper for public awareness of the amount of money the project would cost and the issues the neighbors had brought up? She stated in speaking with other people the first thing mentioned was the sidewalk, asking why it can't be on the other side? She stated it had been explained, but there were all these issues and the public should know. Mayor Etheridge stated she had been on the Board for 5 ½ years and no one comes unless they were directly affected and most of the time feel they are negatively affected. She stated their job (as public servants) was to make unpopular decisions which were never going to make everyone happy all of the time, adding it was also their job to look at every aspect of the situation; homeowners, property owners and the community at large;

Regular Meeting of the Town of Meeker – November 3, 2009

how it affects them and to make the safest, smartest and most fiscally responsible decision. Mayor Etheridge stated she regretted they don't agree with the Board's reasoning. She stated the point Ms. Harris made about being present and being public; she appreciated their presence and being a part of the discussion as there were many times decisions were made when no one was present, and no comments given. She stated the Town does many things to make it a very public process; agendas are posted in the newspaper, at Town Hall as well as locations around Town. Mr. Reck interrupted Mayor Etheridge, stating he found out about the project from a neighbor who had heard a rumor and came to Town Hall to inquire about, and that was when they started getting calls from Administrator Day. Mayor Etheridge stated everything was public and if there were rumors on the street, then the first person they should call is Administrator Day.

Mayor Etheridge stated from the Board's perspective, this was the smartest, safest route and since the school is where it is; pedestrian and vehicle traffic will be increased dramatically next year and children will be walking along Sulphur Creek Road regardless and the question is: "do you want to give them a place to walk, or do you want to let them fend for themselves?" She also asked "do you want to give them an old dilapidated, barely paved road that isn't wide enough for the vehicular traffic of parents dropping off/picking up students or do you want to build them a new, quality, straight and safe road that's wide enough?" She added those were all issues that arose and the Board didn't just look at it and say "let's just build a straight line to the school" as it would be easier to pave the existing road, but wouldn't be safer, smarter or up to code and would have caused issues with the intersection. Mayor Etheridge stated the Energy Impact Committee has given the Town \$595,000 to move forward with the project and didn't want to lose over half a million dollars. She asked for additional comments with Mr. Reck stating "it's a done deal." Mayor Etheridge replied it isn't a done deal, the Board hadn't voted yet. Ms. Harris inquired when the Board would be voting with Mayor Etheridge stating they would decide tonight. Mayor Etheridge asked for comments with Trustee Omer inquiring if there had been a discussion about possibly moving the roundabout further east, and if it would be looked at? Day stated yes. Trustee Omer stated there was a question whether larger vehicles could pass through the proposed roundabout, and if it was being looked at again? Day stated yes; they plan to stake the proposed roundabout at Ute Park to ensure it would work before construction began. Trustee Strate stated it was a tough decision but felt it was right for safety reasons. Trustee Omer stated he agreed to have Staff move forward with the soils testing and design with particular attention to Mr. Reck's driveway, possibly moving the intersection further east as long as it didn't totally change the location (north or south). Day stated it had been discussed moving it as much as 10 feet for a small accessway. Mayor Etheridge asked for additional comments or questions with none noted.

A motion was made by Trustee Strate to move forward with the current plan and direct Staff to move forward with the project, seconded by Trustee Halandras. All ayes, motion carried.

PUBLIC HEARING

Consideration of Ordinance #5, Series 2009, an ordinance approving a supplemental budget for water maintenance projects, \$60,000 General Fund transfer to the Water Fund and appropriating \$60,000 additional Water Fund revenue

Mayor Etheridge opened the Public Hearing at 7:53 p.m. Administrator Day stated a supplemental budget was necessary because when the 2009 budget was adopted the Town thought they were going to get more projects completed in the water fund for 2008 than were accomplished. She stated for 2009 all projects planned for the past three years were finally completed during 2009. Due to completion of all the projects and some unforeseen expenditures, such as inspection of the water tanks, the supplemental budget was required. Day stated the supplemental funds would be coming from two sources: 1) \$60,000 from the mineral severance line item, and 2) \$60,000 from water fees (additional revenue received above the 2009 appropriated amounts). She stated the Town had increased water fees this year and because of that, water revenue received was more than the 2009 budgeted amount. She added the reason mineral lease was appropriated was the Town had drilled a new well in part due to the amount of bulk water being sold to the industry and it seemed fitting that source of funds paid for the a portion of the expenditures. Day stated the proposed supplemental budget ordinance Public Hearing had

Regular Meeting of the Town of Meeker – November 3, 2009

been advertised and both fund sources were supplemental revenues which were not budgeted or appropriated in the 2009 budget. Attorney Viscardi noted that the funds had not been received from property tax revenue. Mayor Etheridge asked if there were any comments from the publishing of the notice with Day stating no. Mayor Etheridge asked for questions or comments with none noted, and closed the Public Hearing at 7:55 p.m.

A motion was made by Trustee Halandras to approve Ordinance #5, Series 2009 enacting a supplemental budget and appropriations for the Town of Meeker for 2009 Fiscal Year for unanticipated revenues in excess of those budgeted amounts in the Town's General and Water Funds, mineral lease revenues from the General Fund and Water Service fees from the Water Fund, seconded by Trustee Strate. All ayes, motion carried.

Consideration of reappointment of Forrest Nelson to the Yampa/White Water Roundtable.

Day stated Mr. Nelson had notified her that he would like to serve another term and Rangely's Board had unanimously agreed that he should continue to serve and she recommended Mr. Nelson be reappointed. She added Mr. Nelson had asked her to convey to the Board they have been slow in getting meeting minutes done but as soon as he received them, they would be emailed. Trustee Omer inquired if the term was for two years. Day stated she thought it might be a four year term, but wasn't sure. Mayor Etheridge stated if Mr. Nelson would like to do it, there was no reason not to reappoint.

A motion was made by Trustee Halandras to reappoint Forest Nelson to the Yampa/White Water Roundtable, seconded by Trustee Omer. All ayes, motion carried.

Bid Awards

Police Storage building – Due to conflict of interest and the lack of a quorum, the item was postponed to a later meeting.

Police Vehicle - Chief of Police Bob Hervey stated four bids were received with the lowest bid at \$25,647.00 for a Ford F150 pickup from Columbine Ford (Rifle). He stated the bid specified a spotlight but Columbine Ford stated they don't do them because of past problems. Chief Hervey stated he had made some calls and could get an after market spotlight installed for approximately \$250.00. He added Columbine Ford still had the low bid even adding the spotlight separately and recommended accepting the bid. Trustee Halandras inquired if Northwest Auto had put in a bid with Chief Hervey stating no; they no longer have the new car dealership and could only sell used cars. Mayor Etheridge asked for additional comments or questions with none noted.

A motion was made by Trustee Omer to accept the bid of \$25,647.00 from Columbine Ford, seconded by Trustee Halandras. All ayes, motion carried.

Appointment of work group concerning the Main Street Elementary Site.

Mayor Etheridge stated this was in reference to the meeting last Tuesday (October 27, 2009) to develop a group that could define and work efficiently to research all of the options for the development of the site, which will become Town property in the next 10 to 12 months. She stated the parties represented on the group should be the Town, County, and the Chamber of Commerce (representing downtown businesses), with the Historical Society expressing interest as well as a citizen's at large neighborhood group representative. Mayor Etheridge inquired of Day if she had contacted anyone, and asked if Brian Conrado and Shonda Otwell (present) were volunteering to be a part of the work group. Day stated yes (to both questions) as well as Pat Hooker for the County and Sparky Pappas for the Historical Society. Trustee Omer stated he would like to attend if possible and asked if someone from Town Staff would assist with information gathering? Day stated she would take notes. Mayor Etheridge inquired if any official action needed to be taken for the appointments, with Day stating the Mayor has the authority to appoint committees.

Structural Engineering Proposals - Day stated she had received proposals from Cartwright Engineers (who worked with Architectural NEXUS) and Pattillo Engineers. She stated the proposal from Architectural NEXUS was received late today and tried to contact them to inquire about the timeframe, but they had left for the day. She

Regular Meeting of the Town of Meeker – November 3, 2009

went on to say she had spoken with Bob Pattillo who had stated if he was awarded the work, he planned to have it finished and the report to the Town by December 15th. Trustee Halandras stated Pattillo's numbers made more sense if they stuck to the scope of work (after seeing both proposals). Day inquired if the Board wanted to take action tonight. Mayor Etheridge stated if Pattillo could get the information to the Board by December 15th, he would expect to begin soon and for the sake of the workgroup, she didn't want to postpone the decision until late November or December. She asked the Board if they would like more time to review the proposals and asked Day which engineer was used by the hospital? Day stated it was Cartwright Engineers working with Architectural NEXUS. Discussion between Board members focused on the prices of the two proposals. Attorney Viscardi reminded the Board that they don't sign letters of agreement as it hasn't been discussed and he hadn't had a chance to review the proposals. He stated he does an agreement which formalized it and if there were expenses, there was a review process beforehand. Day added that was how it was done with Stantec with Attorney Viscardi stating the Town had tweaked their agreement and added an additional page for a consolidated agreement.

Mayor Etheridge inquired if more information could be obtained and if Day needed direction to move forward with Day stating if the Board could do that, then the agreement could get done. She stated there may be a need to have a Special Meeting in a few days and if so, the Board could discuss it then. Trustee Omer asked if it was correct that Pattillo's proposal was not to exceed \$18,000, with Day stating for the hourly fee. Trustee Omer stated it said \$12,000 - \$18,000 and if it included the whole scope of services it seemed Pattillo was more favorable in terms of maximum cost. Trustee Halandras stated a preliminary investigation had been completed by Pattillo for \$2,000 (paid by the Town), whereas the preliminary from Cartwright Engineers was estimated at \$4,800 plus \$1,500 for travel expenses, and what Pattillo showed was cheaper. Day stated Jack Kirtland (DOLA) visited her last week, and had said there may be a possibility the Town could ask for an Administrative Energy Impact Grant. She stated there was a small fund for administrative work with a 50/50 match and Mr. Kirtland had stated if the Town submitted a request for assistance on the engineering study, they might get it. Mayor Etheridge inquired of the Board if they would like to direct Staff to move forward in obtaining information from Pattillo. Trustee Strate stated it made sense to work with Pattillo since the Town already paid for the preliminary, and would save money. Board consensus was to move forward in negotiating a contract with Pattillo based on their proposal, with costs not to exceed \$18,000 plus reasonable reimbursement for expenses and to see if the mileage fee could be waived.

Discussion concerning next step with Energy Audit recommendations.

Administrator Day stated Ennovate had recommended three different packages based on the completed energy audit. She stated Package A states it was self-funding which meant Ennovate felt there would be enough savings to make payments on a loan to pay for the expenses of the improvements, but doesn't show the interest only the payback. Day explained Ennovate would go to three banking firms to negotiate a low interest loan, and then the Town would enter into a lease/purchase agreement for the improvements which would be paid with a payment from the savings Ennovate estimated the Town would receive. She stated Package A showed the simple payback at 13.7 years. Day stated she was told (today) by Ennovate that the interest could be figured between 5 and 10 percent, stating she thought the Town would be looking at 15 years minimum. She stated there were some good reasons to do some of the improvements but was unsure if the Town should fund them with a lease purchase. Mayor Etheridge asked Day what other options the Town had? Day stated the Town had budgeted \$100,000 in 2009 and 2010 and might be able to get some of the work done this year and some next year. She stated she felt lighting retrofitting would be important based on what she has heard; and the Town could save a great deal of money. Trustee Halandras stated he didn't know what the cost savings were, but to wait until the ballast goes out and then replace the light. Trustee Halandras stated the Town should look at other issues; such as the windows and the heating system. Day stated she thought the new direct control system for heating would be important and told the Board the boiler in Town Hall was broken, but would be fixed on Wednesday, and something the Town would have to look at eventually.

Trustee Omer asked Day the age of Town Hall and if it was all original infrastructure? Day stated the building

Regular Meeting of the Town of Meeker – November 3, 2009

was approximately 32 years old with original infrastructure. She stated Ennovate would be in town on Thursday and they could discuss what they would like to look at and have them put a package together. She added she also wanted to discuss with them point of use hot water and explained the hot water issues in the building to the Board. She stated Ennovate was asked to look at point of use hot water located in the janitors closets (central on each floor) and came back with a cost estimate of \$61,000 and when she questioned it, Ennovate said it was because they would have to install gas and run it to the center of the building. Day stated she asked about electric and Ennovate came back with a cost estimate of \$11,985.00. Mayor Etheridge asked if the Town moved forward with the project, and Ennovate had done the audit; would the Town automatically use them to service the projects? Day stated yes, they manage the whole project, but the Town can review the bids and suggest who the vendors should be, but if the Town decided not to use Ennovate then they would need to pay for the energy audit.

Trustee Halandras inquired about the lightening protection system, with Day stating Mr. Overton had suggested it since the building had experienced lightening issues. Discussion focused on what the lightening protection system would do and equipment the Town has lost due to lightening strikes. Mayor Etheridge stated in looking at the specific items discussed, with costs obtained from Andrea; the total was about \$42,000, and seemed like immediate and effective measures the Town could take. She asked if those alone could be part of a package, with Day stating yes. Mayor Etheridge asked if they say outlets start with this with Day stating yes and inquired as to what they thought about the controls on the heating system. Trustee Halandras inquired if it would be set it up so everyone had their own heat controls, with Day stating yes and is digitally controlled. Mayor Etheridge stated based on Ennovate's presentation it seemed to be the best option for the heating and cooling system. Discussion focused on how they would zone it, the type of heat the building had and issues with heat within the building. Trustee Halandras inquired about the life expectancy of window film with Day stating she didn't know but hopefully Ennovate could tell them on Thursday. Mayor Etheridge inquired if the Town had a price on just the digital controls, with Day stating no, but Ennovate could break it out. Mayor Etheridge inquired if that could be a package with Day stating the Town could put together what they wanted. She stated when they met with Ennovate previously those issues were top of the list in regards to what the building needed and seemed immediate, agreeing with Trustee Halandras on the lights. Day stated the Town could commit to when there is a light problem it would be replaced and done outside the project. Discussion focused on cost of ballasts.

Trustee Omer asked for clarification; was the Board saying Package A plus some items in Package B or what specifically? Day stated what she heard the Board say was they wanted to look at the controls, window film and hot water issues. Trustee Halandras stated those made sense to him, but the hot water point of use system could be put in the bathrooms if they used electricity. Discussion focused on if one point of use system could service each floor on its own, other items that could be done due to significant savings, convenience or time saving and the payback associated with them. Mayor Etheridge stated if the money was budgeted she didn't like the idea of a 15 year agreement as it sounded too good to be true that payments were made out of the savings. Day stated the savings won't change, if they weren't paying it for payments it is more money the Town could save and spend on something else, adding she didn't want to see the Town enter into a lease/purchase agreement for a long period of time not knowing what the future will bring. Trustee Omer stated the interest expense would offset the savings quite a bit. Day stated it does make it affordable, but if the Town could do it another way, they should. Board consensus was to choose and prioritize the items and ask Ennovate to for a breakdown within packages (costs and savings).

MAYOR'S REPORT

None.

TOWN MANAGER'S REPORT

Joint meeting with Town of Rangely/County Commissioners - Day stated Peter Brixius (Rangely Town Manager) had reminded her of the upcoming joint meeting on November 17, 2009, the night of the 2010 Budget Public Hearing and the Commissioners wanted to meet the same evening at 5:00 p.m. to discuss the MOU for the

Regular Meeting of the Town of Meeker – November 3, 2009

Fairfield. Day stated she thought possibly the Board could meet at 7:00 p.m., have the budget hearing and then meet with Rangely via video conferencing about 7:45 p.m. or another option would be to postpone the joint meeting until January. Day stated she would contact Rangely to see if they had any specific agenda items and to discuss postponing the meeting. Mayor Etheridge inquired if the meeting with the Commissioners needed to be two hours, with Trustee Strate suggesting meeting at 6:00 p.m. Day stated she would contact the Commissioners to discuss moving their meeting time.

Enhancement Grant Funding ó Day stated she was able to speak with Brian Killian (CDOT) regarding the Enhancement funding the NW Transportation Council moved for the project. She stated Mr. Killian had informed her the money would not be available until fiscal year 2011, which won't start until July 1, 2010 and takes at least two months to enter into a contract. She stated she told Mr. Killian the money wouldn't do the Town any good as the sidewalks needed to be built by then. She added she would continue to follow-up to see if there was anything the Town could do, adding the \$172,000 received in addition is available now, and would keep the Board updated.

2009 Christmas Party ó Day stated Ms. Sizemore had obtained costs from establishments for the upcoming Christmas party. She stated the Bistro was only available Sun ó Tuesday evenings, the Golf Course was open as well as the Meeker Café. Day stated the Café and the Bistro cost about the same with the Golf Course \$2 a plate more. Discussion focused on what night and dates worked; place and time, and potential conflicts. Board consensus was to have Staff research the dates of December 4/5 and December 11/12 for the Meeker Café.

Hidden Gems Legislation/Resolution ó Day stated Peter Brixius (Rangely Town Manager) had contacted her regarding proposed legislation that would close more wilderness areas (approximately 400,000 ó 450,000 acres) affecting a great deal of open space around Rangely. She stated she put Rangely's resolution in if the Board wanted to do something similar and could obtain more information if they wanted to review it further. Mayor Etheridge stated her thought was how would it affect Meeker, with Trustee Halandras stating he was opposed to it. Trustee Omer inquired if they knew how it affected the eastern portion of the county, with Day stating she didn't know but would research. Board consensus was to obtain additional information before deciding if they wanted to do a resolution.

TOWN ATTORNEY'S REPORT

Attorney Viscardi stated he had planned to request an Executive Session but due to lack of a quorum it would be postponed to another meeting.

OTHER BOARD BUSINESS

Trustee Omer congratulated Shonda Otwell on her appointment as the new Executive Director of the Meeker Chamber of Commerce. Ms. Otwell stated she was working to get the email newsletter out (experiencing technical problems) and outlined other work (i.e. new membership drive, updating contact information). She relayed the Chamber would be hosting a Veterans' Appreciation Luncheon on Wednesday November 11, 2009.

ADJOURNMENT

Mayor Etheridge adjourned the meeting at 8:55 p.m.

Mandi Etheridge, Mayor

Attest:

Lisa Cook, Town Clerk