

Mayor Ed Sisson called the meeting to order at 7:00 p.m. Also present were Councilmembers Bill Raley, Robert Jurca, Mary Cooper, and Ray Penick along with City Manager Justin Clifton and City Attorney David Smith. 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.

Oath of Office: Councilmember Bill Raley and Councilmember Ed Sisson

The City Clerk administered the Oath of Office to Councilmember-Elect Ed Sisson and Councilmember-Elect Bill Raley who were elected on April 1, 2014.

Appointment of Mayor and Mayor Pro Tem

City Manager Justin Clifton explained that the Charter requires the Council to appoint the Mayor and Mayor Pro Tem every two years after a regular municipal election. He summarized different ways the Council can choose to appoint the Mayor and Mayor Pro Tem.

It was moved by Councilmember Raley and seconded by Councilmember Jurca to nominate Ed Sisson for Mayor. All were in favor.

Manager Clifton stated that if that is the end of nominations, a motion needs to be made appointing the individuals chosen.

It was moved by Councilmember Penick and seconded by Councilmember Raley to appoint Ed Sisson as Mayor. All in favor, motion carried.

It was moved by Councilmember Penick and seconded by Councilmember Raley to appoint Mary Cooper as Mayor Pro Tem. All in favor, motion carried.

City Council Board & Committee Appointments

Manager Clifton stated that these appointments were reviewed at a work session a few months ago; however, it was decided to hold off making any changes until after the election. He also stated that some of the committees are no longer meeting; therefore, Council could remove those various committees.

There was discussion regarding the various boards.

Councilmember Jurca stated that the Community Revitalization Program committee should be removed.

Regular Meeting, Delta City Council, April 15, 2014 (cont.)

City Council Board & Committee Appointments (cont.)

Councilmember Cooper requested that Justin Clifton be added to the Delta County Economic Development. She suggested making Mr. Clifton the primary/voting member and the Councilmember the additional member.

It was moved by Councilmember Jurca and seconded by Councilmember Penick to approve the City Council Board and Committee Appointments with the amendments as stated. All in favor, motion carried.

Minutes

It was moved by Councilmember Cooper and seconded by Councilmember Penick to approve the minutes of the April 1, 2014 City Council meeting as submitted by the Deputy Clerk. All in favor, motion carried.

Citizen Comments

There were none.

DIP Request for Incentives

Manager Clifton reported that this item was tabled at a previous meeting due to Council's request to have the applicant provide additional information. Staff estimates the fees to be around \$9,000. Since the last meeting, staff has learned additional information that may be pertinent to making a decision on this matter. First, the state has been making grants to local businesses that meet job expansion criteria through the REDI program. This program was initially tailored to communities like Delta based on our proximity to a major correctional facility. That program, administered in part from the state Office of Economic Development and International Trade, views local contributions to expanding businesses very favorably. In a sense, the local efforts are viewed as a type of cash match. This encourages further investment in our area because the support of the REDI program is leveraged with local contributions and grant dollars can go further.

Sarah Carlquist stated that she and Mr. Clifton had toured the facility at DIP and was able to view the operation that is conducted there. She also stated that DIP employs 15 people; they also have a multiplier where they employ one full time person that is dedicated to fitting their supply needs with Doughty Steel. They also provide a lot of service for UPS and FedEx as far as all of their shipping needs. DIP wants to complete the addition to their facility using local labor. With DIP investing in the local community they are requesting that the City and County to invest in them.

Mr. Clifton was impressed with DIP's ability to resource some of their materials locally. They also support other Colorado jobs. The reason the state is interested, is because with that kind of synergy it's a bigger impact on jobs.

Ms. Carlquist stated that DIP is a longtime employer for the area.

Regular Meeting, Delta City Council, April 15, 2014 (cont.)

DIP Request for Incentives (cont.)

Mr. Clifton stated that he would like to emphasize that there currently is not a program for incentives. Furthermore, Council has not allocated monies for such purposes. He explained that all of the fees would be collected in the general fund so in the event of any Council contribution, the fees would be discounted by the amount set by Council.

Mayor Sisson questioned if DIP is asking for money.

Mr. Clifton stated that they are. He then explained the cost of the fees.

Councilmember Penick questioned what all is included in the fees.

Community Development Director Glen Black stated that it includes the building permit fees which include the use tax, building permit and the plan check fees.

There was clarification on the use tax.

Councilmember Penick also questioned if the expansion includes additional employees.

Ms. Carlquist stated that with the REDI program to receive funds the business not only has to show capital improvement, they also have to job creation. She believes DIP is estimating job creation of 5 people within the next year.

Mr. Clifton stated that he thought the application he reviewed showed a commitment of 2 people. He explained that as they amend the application they are shooting for a number that is not too low or too high because they have to give money back if they don't fill that commitment.

There was discussion regarding what types of jobs would possibly be created.

Councilmember Cooper stated that she is not comfortable with discounting the full amount of \$9000 but would consider half.

Mr. Clifton reported that part of the state's assessment is looking at what are the opportunities to have capital investment in the community, job creation in the community and also what are the odds the business my relocate. He thought any contribution would be appreciated.

Councilmember Penick moved to allow incentives to DIP in the amount of \$5000 with the caveat that they must hire their two employees within one year.

Mr. Clifton questioned if it would be acceptable to say with the same commitment of the REDI program.

Councilmember Penick agreed.

Councilmember Cooper questioned how that would be administered.

Mr. Clifton stated that they are required to report to the state and the city has a good working relationship with the state to receive follow up.

Regular Meeting, Delta City Council, April 15, 2014 (cont.)

DIP Request for Incentives (cont.)

Councilmember Raley questioned how the Community Development Department will administer the funds.

Mr. Black stated that they would show what the total amount was for the fees and then show the amount that was discounted.

Councilmember Raley seconded Councilmember Penick's motion.

Councilmember Jurca questioned if there is anything they can add to the motion to hold the company accountable to use local contractors.

Mr. Clifton stated that Council can structure the approval anyway they would like; however, the nice thing about mirroring the requirements of the state is that they are already under contract for those requirements. New language would have to be created.

Councilmember Cooper commented that this is a local business expanding their business not a new company looking to come in to town.

Mayor Sisson called for a vote on Councilmember Penick's motion. Voting aye: Councilmembers Cooper, Penick, Raley and Sisson. Voting nay was Councilmember Jurca.

Chamber Funding Request

Manager Clifton stated that the Chamber is requesting some funding for the street fairs. He received an inquiry concerning any data that is available showing increased activity in the area during the street fairs. He stated that internally staff is not able to calculate daily use since sales tax is paid on a monthly or quarterly basis.

Kami Collins, Director of the Chamber, summarized the events and the type of businesses that participated. When she received the question from Mr. Clifton she called some of her businesses members along Main Street, and most noticed more activity moving downtown during the street fairs.

Councilmember Cooper questioned what the costs are to set up the road closure.

Ms. Collins stated that they send three or four staff in the morning and they are there approximately 15 minutes. The Chamber tears down after the event.

Councilmember Penick questioned if there is a balance in the fund that they use for this type of contribution.

Mr. Clifton stated that Chamber specific events were not included in the 2014 budget.

Councilmember Cooper questioned what the Chamber would use the monies for.

Ms. Collins stated they would use it for advertising and live music which draws people to the event.

Regular Meeting, Delta City Council, April 15, 2014 (cont.)

Chamber Funding Request (cont.)

There was discussion regarding the live music.

Councilmember Raley stated that the Saturday Markets get people downtown for a Saturday.

Councilmember Raley questioned where the money would come from.

Mr. Clifton stated that the budget document is used as a guide. There are a number of revenue items that will come in higher and some expense items that may potentially come in lower.

It was moved by Councilmember Penick seconded Jurca, to give the Delta Area Chamber of Commerce \$1000 for their 2nd Saturday Street Fairs. All in favor, motion carried.

Chamber Street Closure Requests

Manager Clifton stated that this request is to close the street for the 2nd Saturday Street Fairs. He stated there is one amendment to the request.

Ms. Collins stated that for all of the events listed, they are requesting West 3rd Street between Main and Palmer Streets be closed for the events. The chamber is working with the museum for their 50th anniversary event this year. Ms. Collins is requesting to close East 3rd Street between Main and Meeker Streets for the October event.

Councilmember Penick questioned the Chief if he had any safety concerns closing 3rd Street on both sides of Main.

Chief Robert Thomas stated he supports their effort and does not have any concerns.

It was moved by Councilmember Cooper and seconded by Councilmember Penick to approve the Delta Area Chamber of Commerce's Street Closure Permit for May 10, June 14, August 9, September 13 and October 11, 2014 for West 3rd Street between Main and Palmer Streets and October 11, 2014 for East 3rd Street between Main and Meeker Streets. All in favor, motion carried.

Retail Liquor Store Renewal; D&B Liquors

The Clerk explained that D&B Liquors has submitted their annual retail liquor store renewal. The application is complete and all fees have been paid. The police department is recommending renewal.

It was moved by Councilmember Jurca seconded Raley to approve D&B Liquors Retail Liquor Store renewal. All in favor, motion carried.

Report of Changes; CB's Tavern

The Clerk reported that CB's Tavern has submitted a report of changes application to modify the premises for their current liquor license. The application states that they are expanding their area to include a banquet room. The applicant is working with the Community Development

Regular Meeting, Delta City Council, April 15, 2014 (cont.)

Report of Changes; CB's Tavern (cont.)

Department to be in compliance with all building regulations. The Clerk explained that since the applicant is expanding the area the state requires them to submit the modification application. The application is complete and all fees have been paid.

It was moved by Councilmember Cooper and seconded by Councilmember Penick to approve the report of change application submitted by CB's Tavern. All in favor, motion carried

Dairy King Minor Subdivision

Community Development Director Glen Black stated that staff is recommending Council approve the minor subdivision contingent upon all corrections being made and compliance with all City of Delta requirements and any other regulatory/permitting agency requirements. The Planning Commission reviewed the Dairy King Minor Subdivision at the April 7, 2014 meeting and is also recommending approval. The applicant is requesting to divide 5.01 acre parcel into two lots. The existing parcel currently has two zoning designations, the Old Dairy King restaurant and a single wide trailer are located on a portion zoned B-2 and the remaining lot containing a residence, shop and barn is zoned A-1. Staff has reviewed the proposed subdivision and application and has found the proposal in substantial compliance with the requirements of the Delta Municipal Code. All fees have been received including the payment in lieu of parks fee.

Mr. Black explained that the existing single wide trailer will encroach into the newly created set back line. The trailer is a legally nonconforming use and would not be allowed to be replaced. Staff is in favor of allowing the encroachment to occur, since the trailer will eventually be removed from the property. For clarity there will be an addition to the plat note.

It was moved by Councilmember Penick and seconded by Councilmember Cooper to approve the Dairy King Minor Subdivision with staff and Planning Commission recommendations. All in favor, motion carried

Three Mile Plan

Mr. Black stated that this is a State Statute requirement which requires the City to review and update annually the plan which considers areas within three miles of the City's boundaries. Planning Commission reviewed the plan at their April 7, 2014 meeting. The boundary has not changed from the 2013 plan.

It was moved by Councilmember Raley and seconded by Councilmember Jurca to approve the three mile plan as presented. All in favor, motion carried.

Purchase of Trucks

Manager Clifton reported this is a request to purchase three vehicles that are scheduled for replacement.

Councilmember Penick stated that is over budget by \$2300; however, there were savings of \$10,000 on a purchase earlier.

Regular Meeting, Delta City Council, April 15, 2014 (cont.)

Purchase of Trucks (cont.)

Fleet Manager Rod Myers stated that was correct.

Councilmember Jurca questioned if the replaced vehicles would be sold.

Mr. Myers stated that they will be sold.

Mr. Clifton stated that Mr. Myers has done a good job examining the fleet and has looked for opportunities to save.

It was moved by Councilmember Penick and seconded by Councilmember Jurca to approve the purchase of three trucks in the amount of \$79,335 from Hellman Motor Company. All in favor, motion carried.

City Attorney Comments

There were none.

City Manager Comments

Manager Clifton commented on the following items:

- May work sessions.
- Tree planning on April 18th.
- The REDI program.
- Council's approval for used equipment.
 - Rod Myers, Fleet Manager reported on the savings purchasing a used mower.

Councilmember Comments

Councilmember Cooper reported that Delta County Economic Development is having the annual meeting at Orchard City Town Hall next week. She will be attending the CML Executive Board meeting in Denver. Ms. Cooper thanked everyone for their vote of confidence.

Councilmember Raley stated that he is enjoying the work sessions; they are very enlightening and provide Council a better picture of the City.

Councilmember Penick stated that the City staff is being very diligent with the citizen's money and he appreciates all their work.

Mayor Sisson commented on a meeting at the hospital and they discussed the amount of Medicaid patients they are taking in which is hurting the hospital's bottom line. He stated that it has been an honor and a privilege serving as the Mayor. He also thanked everyone for their votes.

The meeting was adjourned at 7:47 p.m.

/s/ Jolene E. Nelson
Jolene E. Nelson, CMC, City Clerk