

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 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 Raley and seconded by Councilmember Penick to approve the minutes of the October 7, 2014 regular meeting as submitted by the Clerk. All in favor, motion carried.

**Citizen Comments**

There were none.

**Discussion with MEAN**

City Manager Justin Clifton stated that Gary Stauffer with Municipal Energy Agency of Nebraska (MEAN) is here tonight to provide Council some information regarding MEAN.

Mr. Stauffer provided a brief overview of MEAN and its structure. He stated that MEAN's main objective is to serve the wholesale requirement of their individual members.

Mr. Stauffer reported on the following items:

- The City of Delta moving from a contract status to full membership and how that affected rates.
- The Rated A Table.
- The Southwest Power Pool (SPP) settlement agreement.
- The rate structure and how that has affected the overall deficit that MEAN has faced over the last three years.
- MEAN's ability to adjust expenses.
- Federal regulations regarding solar and wind power.
- How MEAN comprises their budget.

There were several discussions regarding the SPP settlement and the lack of transparency with MEAN members.

**Regular Meeting, Delta City Council, October 21, 2014 (cont.)**

**Discussion with MEAN (cont.)**

Mr. Stauffer addressed Delta specifically regarding the rate increases. He stated that he asked for a five year cost analysis for Delta. Until October of 2012 Delta was on a fixed contract. In 2010 the city's total cost was \$2.7 million and in 2011 it was \$2.6 million. In October of 2012 the city moved to an ownership contract and the cost was \$2.8 million and in 2013 it went up to \$3.5 million.

There was additional discussion regarding the rate structure. He is hopeful that within the next six months rates will stabilize. He also stated that the war on coal is going to have significant consequences. The future holds some really rough waters.

Manager Clifton questioned if it's possible to track costs over time and see evidence in numbers in whatever expense controlling mechanics that may be put into place or justification for added costs.

Mr. Stauffer stated that his staff gives detailed information to the representatives. There is any level of detail the City would like. If the city is not getting they information they need, let him know and he will get it.

Ron Bell, 1230 E. 7<sup>th</sup> Street, commented on the ultimate impact rates will have on consumers. He stated that consumers have to push back on the regulations. Energy and food have to be the two best values.

**Council Bill #4, 2014; First Reading**  
**Vacating Segments of 12<sup>th</sup> Street and Main Street**

Council Bill #4, 2014

AN ORDINANCE OF THE CITY OF DELTA, COLORADO,  
VACATING SEGMENTS OF TWELFTH STREET AND MAIN  
STREET IN DELTA, CO

was introduced and read by the Clerk.

Manager Clifton stated that this ordinance dedicates certain property that was conveyed from the City to the Stockyards Restaurant and vacating a portion of 12<sup>th</sup> Street so that 50% of that right of way reverts to each owner. All of the deeds and other instruments have been previously approved by Council in a settlement agreement that has already been executed.

It was moved by Councilmember Cooper and seconded by Councilmember Jurca to adopt Council Bill #4, 2014 on first reading. Roll call vote: Councilmembers Cooper, aye; Penick, aye; Jurca, aye; Raley, aye and Sisson, aye. Motion carried.

**Approval of Quit Claim Deed with Delta Holdings**

Manager Clifton stated that is was agreed that when the railroad abandoned the rail spur at 430 8<sup>th</sup> Street and when the City had possession of the property the City would quit claim a part of the property back to Delta Holdings.

## **Regular Meeting, Delta City Council, October 21, 2014 (cont.)**

### **Approval of Quit Claim Deed with Delta Holdings (cont.)**

Councilmember Penick questioned if this was also in a previous agreement.

Manager Clifton stated that is correct.

It was moved by Councilmember Penick and seconded by Councilmember Raley to allow the Mayor to sign the quit claim deed for the property at 430 8<sup>th</sup> Street with Delta Holdings after staff approval. All in favor, motion carried.

### **Truck Route Update**

Manager Clifton reported that there is a lot going on and so he wanted to provide Council with an update. He stated that staff is still looking at completing this project this year. He provided Council a schedule for paving.

Manager Clifton stated that in terms of the budget there have been a couple of small overruns and there are a number of cost savings that have not been captured yet. He also stated that nothing has changed overall since Council budgeted for the completion of the project back in November of 2013.

The following local issues were discussed:

- The rail arm on Hwy 348.
- Delta Elevator access.

Over the course of change in personnel, staff has not lost any time. Mr. Clifton thanked Community Development Director Glen Black for stepping into the role to oversee the project and keeping the project on track.

### **Hotel/Restaurant Liquor License Renewals**

The Clerk stated that Fiesta Vallarta and Devil's Thumb Golf Club has submitted their hotel/restaurant liquor license renewals. Both applications are complete and all fees have been paid. The police department is recommending approval for both businesses.

It was moved by Councilmember Jurca and seconded by Councilmember Raley to approve the hotel/restaurant liquor license renewals for Fiesta Vallarta and Devil's Thumb Golf Club. All in favor, motion carried.

### **City Attorney Comments**

David McConaughy reported on meeting with Jim Brown regarding the City's water files.

### **City Manager Comments**

There were none.

