

Mayor Ed Sisson called the meeting to order at 7:00 p.m. Also present were Councilmembers 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**

Councilmember Roberts presented a correction under the city manager comments that he made a statement he would like to see deposits for utilities.

It was moved by Councilmember Roberts and seconded by Councilmember Ryan to approve the minutes of the October 18, 2016 regular meeting, as amended. All in favor, motion carried.

**Citizen Comments**

There were none.

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

Utilities and Public Works Director Steve Glammeyer stated that since the last meeting he held a separate meeting with various landlords in the community to discuss their concerns regarding the changes that were presented on October 18, 2016. Staff has a much better understanding on how that type of business operates. The change to put the utilities solely in the landlord's names could negatively affect their business. A consensus that the policy would be left as it is currently written was reached. Mr. Glammeyer also stated that the city could receive a savings of soft dollars in the amount of \$32,000 if the policy were to change. Staff did commit to engage in conversations at the beginning of the year to discuss deposits.

Councilmember Roberts stated that he did some research on the deposits and it was at the landlord's request to remove them.

Mayor Sisson thanked Mr. Glammeyer for meeting with the landlords.

Mark Lee, 1591 I Road, questioned the legality to the way the code is already set up to hold the landlord ultimately responsible for the tenant's bills. He wanted to know how to change the policy as it exists.

City Manager David Torgler explained how the municipal code can be changed.

Councilmember Roberts stated that he recalls that the landlords requested that the deposits be removed.

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.

It was moved by Councilmember Roberts and seconded by Councilmember Ryan to adopt Ordinance #9, 2016 on first reading. Roll call vote: Councilmember Austin, aye; Ryan, aye; Roberts, aye and Sisson, aye. Motion carried.

**Regular Meeting, Delta City Council, November 1, 2016 (cont.)**

**Ordinance #10, First Reading**  
**Gines Disconnection**

Community Development Director Glen Black reported that staff has received an application for disconnection. 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. The property is accessed by 1400 Lane which is a private drive. The City sent notice to the county and no comments have been received.

Mayor Sisson questioned why the applicant wants to disconnect.

Wayne Gines, 863 1400 Lane, stated that they did not want to be connected to begin with. The only services they are receiving are water and there is no city infrastructure. He was requested a number of times to be disconnected.

Councilmember Ryan questioned whether he agrees with the annexation agreement for any future annexation.

Mr. Gines stated that does not make sense.

Councilmember Roberts stated that he is in the opinion if the landowner wants city services they should be annexed.

City Attorney David McConaughy questioned whether the special districts also received notice of the request for disconnection.

Mr. Black stated they did not.

Mr. McConaughy advised that should Council be inclined to adopt the ordinance for disconnection the second reading must take place after the special districts have been given 30 days to review and comment.

Ordinance #10, 2016

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

was read by the Clerk.

It was moved by Councilmember Ryan and seconded by Councilmember Austin to adopt Ordinance #10, 2016 on first reading. Roll call vote: Councilmember Austin, aye; Ryan, aye; Roberts, nay and Sisson, aye. Motion carried.

**Richmark Acres Subdivision Final Plat**

Community Development Director Glen Black stated that 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 issues. There are currently three residences on the property. The proposed plat would divide the lot into two lots. The City Attorney has reviewed the proposed subdivision. There are no new improvements required. The Planning Commission has approved the sketch plan.

Councilmember Roberts questioned if both lots will have access to the road and if the easements are sufficient.

Mr. Black stated both lots will have access to the road and the easements are sufficient.

It was moved by Councilmember Roberts and seconded by Councilmember Ryan to approve the Richmark Acres Subdivision Final Plat. All in favor, motion carried.

**Regular Meeting, Delta City Council, November 1, 2016 (cont.)**

**Resolution #11, 2016; Great Outdoors Colorado Grant Application**

Parks, Recreation and Culture Director Wilma Erven stated that staff is requesting approval to submit a grant application to the Great Outdoors Colorado for the parks master plan. The grant requires a match that has been budgeted for 2017. Various companies have given estimates on the plan ranging from \$50,000 to \$125,000.

Councilmember Roberts questioned if this master plan for all parks, trails and open spaces.

Ms. Erven stated the plan would be for all of it.

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

was read by the Clerk

It was moved by Councilmember Roberts and seconded by Councilmember Ryan to adopt Resolution #11, 2016 authorizing staff to submit a grant to Great Outdoors Colorado. Roll call vote: Councilmember Austin, aye; Ryan, aye; Roberts, aye and Sisson, aye. Motion carried.

**City Attorney Comments**

There were none.

**City Manager Comments**

City Manager David Torgler updated Council on the following items:

- He visited the Senior Citizen Center for lunch and received positive comments on the fall cleanup.
- At a future work session meeting the Chamber Lease with the Delta Urban Renewal Authority will be discussed.
- The deadline to submit an application for the Chief of Police has passed. Staff is tentatively planning a meet and greet of the candidates on November 30, 2016. More information will be forth coming.

**Councilmember Comments**

Councilmember Ryan thanked Utilities and Public Works Director Steve Glammeyer for working with landowners that have rentals. He commented on the survey results and recognized staff for their hard work.

Councilmember Roberts commented on the great job the street sweeper is doing with the leaves.

Mayor Sisson stated that the payment center for Charter will be closing.

Councilmember Austin commented on the transition from Source Gas to Black Hills Energy.

The meeting was adjourned at 7:38 p.m.