

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

The Clerk reported that the Public Hearing regarding Ken's Pit Stop has been removed.

Minutes

It was moved by Councilmember Roberts and seconded by Councilmember Austin to approve the minutes of the June 19, 2017 regular meeting, as submitted by the Clerk. All in favor, motion carried.

Citizen Comments

Gary Lippard, 244 Dodge Street, commented on the trees in the alley between Dodge and Palmer.

City Manager David Torgler stated that there is an ordinance that addresses trees and will have staff look at the location.

Marvin Brungardt, 794 Dutton Street, stated that he is here representing the HOA at Stone Mountain Village. The residents are concerned about the working hours for the construction of phase 3.

Recognitions of Awards

Mayor Sisson – Leadership Training Award from CML **City of Delta – Loss Prevention Award from CIRSA**

City Manager David Torgler stated that Mayor Sisson received a certificate of completion of more than 60 hours of training for the Leadership Development program with CML.

Manager Torgler also stated that the City has received an award for Loss Prevention from CIRSA who is our insurance carrier.

Consideration to Approve the Jurca Subdivision

Community Development Director Glen Black stated that the applicant, Helen Jurca, is requesting that City Council approve the Jurca Subdivision, which proposes to subdivide approximately 17.31 acres into 2 parcels, a 1 acre lot upon which the house is located and a remainder parcel of over 16 acres. 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.

Regular Meeting, Delta City Council, July 18, 2017 (cont.)

Consideration to Approve the Jurca Subdivision (cont.)

There is currently one residence on the property. Mr. Black explained the requirements for the subdivision and stated that the requirements have been met. There are some minor issues with easements that can be addressed at final plat. Staff recommends approval of the Jurca Subdivision.

It was moved by Councilmember Roberts and seconded by Councilmember Raley to approve the Jurca Subdivision. All in favor, motion carried.

Consideration to Approve the Stone Mountain Filing #3 Final Plat

Community Development Director Glen Black stated that the applicant is requesting that City Council approve the Stone Mountain Village Filing No. 3 Final Plat, which proposes to subdivide approximately 18.36 acres into 7 lots and 12 out lots. The property is currently zoned R-1A which "is intended to provide a quiet, low-density development for single family residences, site built or factory built homes." At this time there are new developers that have purchased the property.

Consideration to Approve the Stone Mountain Filing #3 Final Plat (cont.)

Mr. Black reported on the follow items:

The following requirements for subdivision have been met:

1. Application, deed, fees and plat have been received
2. Conforms with the Comprehensive Plan and zoning regulations
3. Construction of all utilities
4. Road construction
5. Utility easements
6. Plat includes the vicinity map, boundaries, name of the subdivision, drawings of the lots and dimensions, total acreage, existing zoning, proposed easements, drainage, existing utilities. There are some minor issues with easements that can be addressed at final plat.

The Planning Commission recommended approval of the subdivision at the regular Planning Commission meeting held on August 6, 2007 For City Council information the following will need to be addressed before recording of the final plat.

1. Road dedications
2. Park Improvements
3. Road treatment
4. Landscaping and Irrigation
5. Reconfigure out lots, thus reducing the number of out lots to 7.
6. The development must comply with all City of Delta requirements and other regulatory/permitting agency requirements.
7. Final plat approval shall expire if the requirements of 16.04.050(E)(13) are not met within 90 days of approval.

Mr. Black explained the major street plan was updated which changed the streets in this area from collector status to minor arterials which makes a wider street.

Regular Meeting, Delta City Council, July 18, 2017 (cont.)

Consideration to Approve the Stone Mountain Filing #3 Final Plat (cont.)

There was extensive discussion regarding the street dedication as well as the sidewalk.

Mr. Black explained the park improvements. There have been several discussions regarding the park improvements.

Councilmember Ryan questioned who would maintain the parks.

Mr. Black explained that the items that need to be addressed are either constructed or secured.

Councilmember Roberts questioned how many of the streets have been paved.

Mr. Black stated all the streets are paved.

Councilmember Austin stated that the city needs to do whatever they can to work with the developer to make the city more developer friendly.

There was additional discussion regarding the street dedication and the setbacks on the lots the dedication may affect.

Jim Atkins with Vortex Engineering, 2394 Patterson, Grand Junction, CO stated that he represents the owner of the property. The applicant does not mind the 10ft dedication. The issue for them is the setback which reduces the building envelope. This places a restriction on the owner property that they were not aware of when purchasing the property.

Councilmember Ryan questioned Mr. Atkins about the out lot consolidations.

Mr. Atkins stated that they match with a certain number of lots that the owner believes will be utilized when developing.

Mr. Atkins also stated that they plan to construct the park now and not wait.

There was discussion regarding the hours of operation during construction.

Councilmember Roberts stated that he believes this approval would be premature before working out all the items discussed.

It was moved by Councilmember Austin and seconded by Councilmember Ryan to approve the final plat subject to the conditions set forth in the staff memo plus a condition that construction hours would be limited to 7am to 8pm Monday through Friday and from 8am to 7pm on Saturday; that the road dedication be increased by 10ft but that the plat identify specific lots where the setback would be reduced commensurately and that the final form of the plat and the subdivision improvements agreement will be subject to approval from the City Manager and the City Attorney and the Mayor is authorized to sign those documents based on those conditions. Councilmembers Raley, Ryan, Austin and Sisson voted aye. Councilmember Roberts voted nay.

Regular Meeting, Delta City Council, July 18, 2017 (cont.)

Consideration to Award a Contract for the 2017 Concrete Replacement Project

City Engineer Ellen Michelson reported that during the 2016 budget process, staff budgeted \$70,000 for City Wide Capital Improvement concrete projects involving sidewalks & ADA compliance. This project's base bid includes multiple locations across the City as well as 5 alternates; 3 alternates represent the 50/50 concrete replacement cost share program applicants and the other 2 bid alternates B St and 5th St were identified to expand sidewalk connectivity around active walking areas in elementary school zones. The 5th St replacement was identified as priority with the verification of City right-of-way by surveying crews and will be included with the base bids and cost share bid alternates. Concrete selected for replacement on the base bid includes areas where the public works department has received resident complaints, performed construction activities or identified immediate safety hazards. Staff received four bids from qualified concrete contractors; Agave Construction, All Concrete Solutions, C&N Construction and Fletch's. The apparent low bidder is C&N Construction for the 2017 Concrete Replacement Project at price of \$64,754.89 excluding the B St alternate.

City Manager David Torgler stated that Council could choose to add the additional alternates and a supplemental appropriation would take place if needed at the end of the year.

Ms. Michelson stated that staff will need to work on the right of way before moving forward; however, if the land has to be acquired that would add additional costs.

Councilmember Ryan questioned if the land needs to be acquired how the city would need to proceed.

Ms. Michelson stated staff would need to submit a change order excluding that portion.

It was moved by Councilmember Austin and seconded by Councilmember Raley to award the contract to C& N Construction to include all aspects of the bid and alternates #1 -5 for a total cost of \$79,973.12. All in favor, motion carried

City Attorney Comments

There were none.

City Manager Comments

Manager Torgler reminded Council of the broadband lighting event on July 25th, 2017.

Engineer Michelson provided Council an update on the street improvements that have been taking place in various locations in the city.

Councilmember Comments

Councilmember Ryan commented on the award from CIRSA and thanked staff for their efforts to keep the city safe

Councilmember Roberts commented on the street project. He stated that Ms. Michelson has really stepped forward and done some wonderful work for the city.

Regular Meeting, Delta City Council, July 18, 2017 (cont.)

Councilmember Comments (cont.)

Mayor Sisson stated that he will be skydiving into Confluence Park during Deltarado Days and invited everyone.

Executive Session

It was moved by Councilmember Austin and seconded by Councilmember Roberts to convene an executive session for discussion of a personnel matter under CRS Section 24-6-402(4)(f) and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees. All in favor, motion carried.

At 8:27 p.m., Mayor Sisson recessed the Regular Meeting and convened the Executive Session.

At 10:44 p.m., the Mayor reconvened the Regular Meeting and announced that the Executive Session had been concluded. He stated that in addition to himself, the participants in the Executive Session were Councilmembers Ron Austin, Christopher Ryan, Gerald Roberts and Bill Raley, as well as City Manager David Torgler and Human Resources Generalist Kathy Drayer. Bill Raley left at 9:40 p.m. For the record, the Mayor asked any person participating in the Executive Session who believed that any substantial discussion of any matters not included in the motion to go into Executive Session occurred during the Executive Session in violation of the Open Meetings Law, to state his or her concerns for the record. No concerns were stated.

The meeting was immediately adjourned.

Jolene E. Nelson, CMC, City Clerk