

Town of Yampa
July 1, 2015 minutes

TOWN OF YAMPA
JULY 1, 2015
YAMPA TOWN HALL

BOARD MEMBERS PRESENT: Mayor Tom Yackey, Mayor Pro-Tem Mike Lewis,
Trustees Brian Ashley, and Jeff Drust

BOARD MEMBERS ABSENT: Tom Estes

EMPLOYEES PRESENT: Public Works Superintendent (PWS) Eric Berry and
Town Clerk (Clerk) Janet Ray

AUDIENCE PRESENT: Michael French, Michelle Mahosky and Randy Sackett

CALL TO ORDER

Mayor Yackey called the meeting to order at 7:02 pm.

ROLL CALL

Board roll call was taken.

MINUTES

None

AUDIENCE PARTICIPATION – NON-AGENDA ITEMS

None

AUDIENCE PARTICIPATION – SCHEDULED ITEMS

None

OLD BUSINESS

Treatment plant improvements and additional water storage tank update and consideration of any needed changes or approvals

Engineer Randy Sackett, Civil Design Consultants (CDC) presented the most recent calendar, on which he had penciled in marks that indicated what is completed and on

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schedule and what items need further work. Some of the contractors' construction and submittal log schedules have been received, but not all. Duckels has said they would be received by the end of today. The pre-construction meeting has tentatively been scheduled for July 8. The meeting will be attended by the funding agencies, contractor, sub-consultants, etc. Once the pre-construction meeting is held, the notice to proceed can be issued and is tentatively set for July 9. There are still several areas that need to come together, including building permits, water storage tank property acquisition, and the Palmer agreement; but there are also several items that the contractor can be working on during that time period as well. A final decision on issuing the notice to proceed will not occur until after the pre-construction meeting on July 8.

The fully executed contract amendment for the Energy Impact Assistance Fund (EIAF) grant and the Small Communities grant have both been received. Subdivision exemption on the water storage tank property was approved by the Routt County Planning Commission on June 18 and will be considered by the Routt County Board of County Commissioners on July 14. The Routt County Board of Adjustment hearing for the water treatment facility variance is scheduled on July 13. The Town has received the title commitment on the water storage tank property and it shows that the partial release of the deed of trust has not been received. A conversation was relayed to Clerk Ray that Mr. George has changed his mind on wanting to do the land exchange on the infiltration gallery. Attorney Weiss has spoken with Mr. George's attorney, Mr. Sawyer, and reminded him that Mr. George signed both the letter of intent and plat for the property subdivision. Mr. Weiss sent Mr. Sawyer an email stating that he would be recommending to the Town of Yampa that they begin condemnation proceedings if no word had been received by July 10 from Mr. George that he will move forward with the agreement. Mr. Sawyer did let Mr. Weiss know that he spoke with Mr. George and Mr. George wanted to speak to the Land Trust before taking further action. The 2016 drinking water eligibility survey was completed and submitted and Colorado Department of Public Health and Environment (CDPHE) acknowledged receiving it. Clerk Ray thanked Randy Sackett for his review and providing information for the survey completion. The Clerk noted that the Town must stay on the eligibility lists to be able to apply for grants and loans.

Wastewater system improvements update

The permit modification form was completed and returned to CDPHE mid June. Clerk Ray noted that Randy Sackett had assisted with the content of the modification form. The wastewater eligibility survey was completed and submitted June 30 and the Clerk acknowledged Randy Sackett's assistance with providing the needed information for the form. The Clerk noted that the Town must stay on the eligibility lists to be able to apply for grants and loans. The Wastewater Treatment Plant planning grant expires August 28, 2015 and the Town doesn't have the remaining funding needed to prepare the Preliminary Engineering Report (PER) so the Town may lose that grant as no extensions are allowed. Mr. Sackett stated that CDC has done some work on the PER and they think it might be

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enough for CDPHE to approve use of the funds. He also noted that the grant program allows for billing within 30 days after the grant deadline, but the work itself must have been done prior to the deadline.

Presentation of Management's Discussion and Analysis (MD&A)

Clerk Ray asked if the Town Board had any questions on the MD&A? There were none.

Royal Hotel fire clean up report and consideration of needed action

The Town Board received a letter from Maura Karow raising concerns with the lack of clean up of the Royal Hotel site and stating that she thought it should at least be tarped. She noted that in the future she hoped businesses were held accountable for passing inspections, having proper insurance and any other requirements for running a legitimate operation. Clerk Ray had previously forwarded an email to the town board that Jan Symchych had sent the county commissioners, asking them to take action as the county health department. Nothing further has been heard in regards to the email. In the meantime, Mr. Ager put up green screen on the fence to conceal the site. Although the Town Board does not have a firm cost for clean up, the amounts that have been rumored are quite high. The Town Board's concern is that the Town does not have the funds to do the clean up and if they did, those funds could be tied up for several years without the possibility of recuperation. Trustee Ashley asked if there is any way to get a cost estimate to cover the site. Clerk Ray said that she does not know what the Town can or can not do from a legal standpoint as it pertains to being on the property. She will need to research with Attorney Weiss and the Routt County Commissioners acting as the county health department.

Community yard sale report & consideration of thank you to Terri Northrop

Clerk Ray reported that there were several people in town, but she had not heard specifically how folks thought they did with their individual sales. Trustee Lewis moved to send Terri Northrop a thank you for coordinating the community yard sale. Trustee Drust seconded the motion and the motion passed unanimously on voice vote.

Town clean up day report & consideration of thank yous

Mayor Yackey stated that the roll off was not close to full and very few people took advantage of the clean up day. This has been the case for a few years now and it will be discussed at budget time as to whether a clean up day will be offered in 2016. Mayor Yackey, Trustee Ashley and Clerk Ray were the Town volunteers for the day. Kit Trout allowed the Town to use his truck for any pick ups from townspeople that could not deliver their items themselves. Twin Enviro had told the Town that there would be a \$25.00 additional charge for large couches and the Town collected the money from Gary Burkholder and Paul Zywicki. When the invoice was received from Twin Enviro, the Town was not

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billed the additional charges and the Town Board agreed to return the funds to Mr. Burkholder and Mr. Zywicki. Trustee Lewis moved to send thank yous to Twin Enviro, SRC Recycle & Refuse, and Montgomery's General Merchandise for their assistance with the clean up day. Trustee Ashley seconded the motion and the motion passed unanimously on voice vote.

NEW BUSINESS

Presentation of markets in August and September

Friends of Gateway Yampa markets committee representative Michelle Mahosky was present to give details of the Friends of Gateway Yampa markets that will be held August 22 and September 19. The August 22 market will be in River Park and the September 19 market will be in front of Wasingers and the Antlers and the south side of Montgomerys. Vendors will need to register before hand and set up is planned for 8:00 am. Tentatively the markets are planned for 9:00 am to 2:00 pm with vendors cleaning up afterward. Ms. Mahosky said they think they'll have approximately 20 vendors. The Town Board voiced no concerns with the plans and thanked Ms. Mahosky for her presentation and for the committee's efforts.

Consideration of applying for Yampa Valley Community Foundation grant

Noreen Moore, Friends of Crossan's Committee Vice President, had planned to attend the meeting and give a presentation, but was unable to do so. She left the paperwork for the Town Board to review. Following the Board's review Trustee Lewis moved to have the Town of Yampa apply for a \$5,000 Yampa Community Foundation grant to be used for the rehabilitation of the Crossan's M & A Market and to authorize Mayor Yackey to sign the application. Trustee Ashley seconded the motion and the motion passed unanimously on voice vote.

Consideration of renewal of property, liability, auto, & blanket bond insurance with Glatfelter Public Practice – T. Charles Wilson Insurance Service

The property, liability, auto, and blanket bond insurance renewal information was available for Board review. The Town's agent, Shelly Caudillo, explained via email, that the property values were increased by 4% for inflation and the property premium increased accordingly by 4%. The inland marine and crime coverage premiums remained the same. The Public Officials and excess liability coverage premiums decreased somewhat from last year. The auto premiums increased by approximately 9% due to a rate increase on auto premiums. The general liability premium increased quite a bit from the previous year. This is strictly based on the budget increases. The overall increase is approximately 9% over last year. Glatfelter did decrease the premiums on some of the other coverages to minimize the impact of the increase on the general liability premium. Trustee Lewis moved to renew the property, liability, auto, & blanket bond insurance with Glatfelter Public Practice – T. Charles Wilson

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Insurance Service. Trustee Drust seconded the motion and the motion passed unanimously on voice vote.

Consideration of proposed Resolution No. 2015-05-Water storage tank property purchase

Trustee Lewis moved to approve Resolution No. 2015-05 – a resolution authorizing the purchase of the water storage tank site property. Trustee Ashley seconded the motion and the motion passed unanimously on the following roll call vote: Ashley – yes, Drust – yes, Lewis – yes, and Yackey – yes.

Consideration of Statement of Authority for Mayor Yackey to execute documents

Trustee Lewis moved to approve the Statement of Authority that authorizes Mayor Yackey to execute documents on behalf of the Town of Yampa. Trustee Drust seconded the motion and the motion passed unanimously on voice vote.

PUBLIC WORKS DEPARTMENT

Road maintenance & repairs

The dust abatement was done in early June. PWS Berry said he is continuing to work on filling the potholes, but has been interrupted by water jobs he has had to do. He did note that the two worst ones at Third and Main were filled.

Tree damage at River Park

PWS Berry said that there was damage to one of the pine trees, branches were twisted off, and he said he did take pictures of the damage. He said he would try to do some trimming so the tree will look a little better as soon as he has time. Also, Mayor Yackey said that the flower barrels that Michelle Yackey maintains had some damage, but that she couldn't tell if it was human caused or animals. She added some plants to offset the damage.

Sewer line cleaning & inspection

PWS Berry reported that Val Kotter and Sons had done the sewer line cleaning and inspections for the sections of the line scheduled for this year. In four locations, they found pipes cracked on top, but there was no seepage. One location had about six inch roots growing in it, but no water coming in. The sections done this year included the west side of town and the main in front of town hall that then goes down the alley to 131. Overall there was no major infiltration. PWS Berry explained that every year a section of pipe is cleaned and inspected and it takes 3 to 4 years to do the entire town.

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Ongoing work

The water around Tusseys on Moffat Avenue was discussed as several people had thought it was a broken water line. PWS Berry explained that it is coming from the ditch that is south of their property on Corrigans' property and that the ditch is not the Town's responsibility to clean out. He also noted that it might help Tusseys alleviate some of the problems it causes them, if they built a bigger berm on the south side of their property. PWS Berry reported he had done two water line repairs, one at Yackeys and one at Bruners' residence. Mayor Yackey reminded PWS Berry that the fence repairs at the sewer plant needs to happen soon.

CLERK'S REVIEW OF POSSIBLE CODE VIOLATIONS (IF ANY) AND REQUIRED ACTION (IF ANY) AND REPORT OF ON-GOING BUSINESS

Code violations

The only code violation that Clerk Ray knows about at this time is the Walker complaint on the marijuana grow on Clifton. Clerk Ray said that she needs recommendation from Attorney Weiss, to present to the Town Board, which she has not received.

On going business

Clerk Ray reported that she had an email from Routt County Manager, Tom Sullivan, that he has been conferring with Colorado Counties, Inc. (CCI) regarding the broadband ballot question and there are changes to the example that he brought to the Town Board and which the Town Board passed in June. Clerk Ray said she would review the latest example and confer with Attorney Weiss as to whether the Town needs to reconsider its resolution prior to submission of the question to the voters. She will report back to the Town Board after her review. There is an election class in Grand Junction on July 16 and 17, which Clerk Ray is planning to attend. The Routt County Building Department is wanting the fee reduction for permits to be effective in September so the Town Board will probably see the proposed ordinance on the agenda at the August meeting. The Department of Local Affairs (DOLA) Energy Impact Assistance Fund (EIAF) reception scheduled for July 22 has been changed to July 21.

REPORTS OF COMMITTEES

Friends of Crossan's (FOC)

FOC President Jeff Drust reported that burrito sales at the community yard sale were good. Plans for the auction are coming together well. FOC and the Town should hear mid July whether we've been awarded the Boetcher grant.

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4th of July Committee

Committee President Tom Yackey reported that the plans continue coming together. He said that he has left a couple of messages for Sheriff Wiggins, but has not heard back from him regarding Sheriff's Department coverage for the 4th.

MEETING REPORTS

South Routt EDC

Trustee Lewis reported that there was not a June meeting.

SCHEDULE WORKSHOPS AND/OR SPECIAL MEETINGS

Trustee Lewis moved to have workshops on July 8, 22, and 29 on the budget. Trustee Drust seconded the motion and the motion passed unanimously on voice vote.

BOARD MEMBERS AND AUDIENCE REQUESTS FOR AGENDA ITEMS FOR NEXT MEETING

None

READING OF CORRESPONDENCE AND REQUIRED ACTION IF ANY

Correspondence was circulated. None required action.

REVIEW FINANCIALS (IN PACKET), METER READING REPORT AND MAY INVOICES

The June financials and invoices with completed vouchers were circulated for review. There were no questions. The June meter reading report was not available, but will be presented at a workshop or the August meeting.

READING AND PAYMENT OF BILLS

Clerk Ray read the bills. Trustee Lewis moved to pay the bills, Trustee Ashley seconded the motion and the motion passed unanimously on voice vote.

ADJOURNMENT

The Mayor asked for further business, hearing none he called for adjournment. Trustee Lewis moved to adjourn, Trustee Ashley seconded the motion and the motion passed unanimously on voice vote. The meeting adjourned at 9:24 pm.

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Thomas E. Yackey, Mayor

Janet L. Ray, Town Clerk

March 2, 2016