

ALAMOSA CITY COUNCIL
Wednesday, October 6, 2010
Minutes of the Meeting

The Regular Meeting of the Alamosa City Council was called to order on the above date by Mayor Kathy Rogers at 7:00 p.m. The Pledge of Allegiance was recited. Present at roll call: Mayor Rogers, Councilors Greg Gillaspie, Charles Griego, Rusty Johnson, Josef Lucero, Leland Romero, and Marcia Tuggle. A quorum was declared. Also present: City Manager Nathan Cherpeski, City Attorney Erich Schwiesow, and City Clerk Judy Egbert.

AGENDA APPROVAL. It was moved by Councilor Griego and seconded by Councilor Lucero to approve the agenda as presented. On the roll call the vote was ayes seven, nays none. The motion carried.

CITIZEN COMMENT

A. Audience Comments

Carol Redding objected to the disc golf on the area known as El Bosque, citing wildlife protection as an issue. She recommended location near the Recreation Center.

Trish Cunningham noted changes over the years to the State Avenue bridge area near her home, and objected to traffic, trash, deer, and development. She objected to any changes to the Ranch property, and supported the Recreation Center location.

Justin Davis supported a disc golf project, and reviewed site options. The Recreation Center site is not challenging, and in some areas there are conflicts with planned future uses. Holes one, two, and three are in the middle of a planned ball field. Other holes are on airport property. The Ranch site has the full potential of world class course, with terrain that is challenging and interesting. Players would travel here to play this course. The infrastructure needs are minimal, and the environmental changes would improve rather than harm the land. There is currently trash and paintball pellets harming the area. Disc golf players are environmentally conscientious. The Ranch planning study, on pages 29 and 33, shows recreation uses as appropriate as long as it is low impact use, which disc golf is. He presented Council with a petition in favor and photos.

Marilyn Loser applauded Dillon Vance for his efforts toward this project, but expressed concern about the impact on the land and wildlife. She suggested a different location. She supported Get Real's smoking restriction proposal.

Loretta Mitson asked who would provide law enforcement and oversight. She is concerned about the safety of participants and believes that this will attract problems for the players. She asked about the type of camping proposed, and if camping is currently allowed. She felt that this would compete with the KOA business that is already struggling. In the past when she offered her property north of Adams State College as a park, Don Koskelin told her that the City already has more park area than could be managed well.

Joel Kaufman said that he is not against the project, just opposed to the location. He has studied ecology, and favors preservation of this most pristine part of the ranch.

Dave Montgomery showed Council a picture of a bald eagle in a location that is now developed homes. He showed a picture of cottonwood trees, saying the only protected cottonwood grove is in the proposed area. The US Fish and Wildlife has designated this as a prime spot. The issue is wildlife, not habitat. Alternate sites are more appropriate, such as the Devil's

Playground, Polston, or Recreation Center. The proposed site at El Bosque will require road development, a portapotty, a parking lot, and has no water or power available.

Keith Vance, Dillon Vance's father, spoke of Dillon's experience through this controversial process, and supported the project. He believes that this is appropriate for the El Bosque area and would not negatively affect wildlife. The Recreation Center site is not available nor attractive as a course. Dillon was successful in getting nine businesses to sponsor holes at a cost of \$350 each, and these businesses have expressed their support in this way.

Mayor Rogers asked for a show of hands in favor of the proposed location (11), and those against (6).

B. Follow-Up

Mr. Cherpeski explained that enforcement will be done by the City's police department if the area is annexed as proposed. Disc golf is a low impact sport and as such does not require supervision. More information will be provided during the action part of this agenda.

CONSENT CALENDAR A.

Councilor Griego asked to remove Resolution 21 from Consent and place it on Regular business.

It was moved by Councilor Griego and seconded by Councilor Romero to place Resolution No. 21, 2010 as the first item of regular business rather than the order specified in Council's agenda policy. On the roll call the vote was ayes six (Griego, Johnson, Romero, Tuggle, Gillaspie, Rogers), nays one (Lucero). The motion carried.

It was moved by Councilor Romero and seconded by Councilor Lucero to approve Consent Calendar A as amended. On the roll call the vote was ayes seven, nays none. The motion carried. Items: Minutes of Regular Meeting September 15, 2010

REGULAR BUSINESS

C. 4. b. Resolution No. 21, 2010, A Resolution to Promote the Health and Wellness of the City of Alamosa Residents and Visitors by Establishing Alamosa Parks and Recreation Athletic Facilities, Playgrounds, and Assembly Areas as Tobacco Free Zones.

Heinz Bergann presented this request from the Get R!eal student organization, saying that this will not be a law but rather signage and self-enforcement.

It was moved by Councilor Tuggle and seconded by Councilor Romero to adopt Resolution No. 21, 2010. On the roll call the vote was ayes seven, nays none. The motion carried.

B. Board and Commission Business

1. Tree Board Update.

Marilyn Loser reported on the recent tree planting in Cole Park, Arbor Day activities, City complex facility landscaping, pruning workshop, and 6th Street landscape considerations.

C. Business Brought Forward by City Staff

1. Public Works

a. First Reading Ordinance No. 15, 2010, An Ordinance Approving the Annexation of the City Ranch, Located in Sections 3 and 4, Township 37 North, Range 10 East, New Mexico Principal Meridian, and in Sections 28, 33, and 34, Township 38 North, Range 10 East, New Mexico Principal Meridian, Alamosa County Colorado, Lying Generally East and North of the Cottonwoods Subdivision

Mr. Cherpeski explained that the ranch property was purchased without a survey. A survey has now been done. The proposed annexation excludes private areas. The Ranch Board met this morning and voted to move forward.

To address neighboring property owner concerns, Mr. Cherpeski met with assessor to learn the impact of changes to property values to adjacent properties. There will be no impact because the use is not changing.

Bringing this City owned property into the City limits offers a number of advantages. It will more clearly allow the Alamosa Police Department to address any law enforcement issues on the ranch though City court as opposed the County Sherriff's department writing violations into county court. It will consolidate all planning and development issues into City jurisdiction rather than under County jurisdiction. It only makes sense for all administrative and planning issues of City owned property fall under City jurisdiction.

It was moved by Councilor Griego and seconded by Councilor Tuggle to introduce Ordinance No. 15, 2010 on first reading and set a public hearing thereon for Wednesday October 20, 2010 at 7:00 p.m. or as soon thereafter as the matter may be heard. On the roll call the vote was ayes seven, nays none. The motion carried.

4. Parks/Recreation/Library

a. Disc Golf Proposal

Mr. Cherpeski showed photos of the proposed area and described the access improvement. He said that fencing would be added to resolve insurance concerns about interaction with cattle. The parking area will remain gravel as it is currently. Trees that are dead will be chipped on site. No viable trees will be removed. Cleanup will be needed for areas that were used as a dump site in the past.

In a recent citizen survey, half the respondents were not familiar with the ranch at all, and the other half didn't fully understand it. This proposed area was the second choice, with the area known as the "wilderness" first proposed. That choice was abandoned when residents objected and recommended the ranch location. The proposed area is about 20 acres in total for 18 holes.

The Recreation Board and Ranch Board are embarking on conversation toward other combined uses, including the camping mentioned earlier. The camping would be tents, not RVs. The Boy Scouts would like to "test drive" the site, and haven't made any proposal yet. Camping is not part of the disc golf project.

Council debated the issue, with comment that this is a good vision toward positive planning to make the area usable by a new segment of citizens. Both the Ranch Board and Recreation Board have spent many months researching the issue. The Recreation Center site is limited on functional space. The Devil's Playground area is owned by the railroad and not available.

Other sites on the Ranch have access problems or offer uninteresting terrain. Council acknowledged the petition with 75 signatures in favor. There were 12 to 15 people at the Recreation Board meeting in favor. The Ranch belongs to everyone, and this use offers diversity without impact. It's hard to think of the area as pristine when it has been a dump in the past.

Mr. Cherpeski responded to questions, saying that the Boy Scouts' camping would occur on a weekend. This is a "leave no trace" event. The ADA is going through changes. As it stands right now, it would meet standard if one or two holes were accessible. That may change in the future.

Councilor Romero clarified that his proposal was not for the Devil's Playground, but rather the area northeast of that. He has since learned that the property does not belong to the City.

It was moved by Councilor Johnson and seconded by Councilor Gillaspie to direct staff to move forward with Dillon Vance toward a disc golf facility at the proposed location. On the roll call the vote was ayes six (Tuggle, Gillaspie, Griego, Johnson, Romero, Rogers), nays one (Lucero). The motion carried.

8. City Manager/Legal

a. Award of Bid, City Complex Facility

Mr. Cherpeski presented the history on this project. For nearly 25 years, the City of Alamosa has discussed the need to replace or expand its current City Hall/Library/Fire Station. The City hired an Architect in 2009 to assist the City in developing plans for a replacement complex which would house the Library, Police, Fire, and City Hall in one convenient location. Council adopted Ordinance 4, 2010 establishing the financing package for the project. On August 10, 2010, the voters upheld the ordinance in a referendum election. The apparent low bidder agreed to hold the earlier bid through this meeting. Nine bids were received. The three low bids received are:

<u>Contractor</u>	<u>Base Bid</u>	<u>Alternates 1, 2, and 4</u>	<u>Bid including alternates</u>
Bassett Construction	\$6,135,000.00	\$ (193,880.00)	\$ 5,941,120.00
Golden Triangle	\$6,266,938.00	\$ (1,412.00)	\$ 6,265,526.00
FCI Contractors	\$6,370,000.00	\$ (75,400.00)	\$ 6,294,600.00

Alternate 1 was the addition of covered parking for the police department patrol area. Alternate 2 is a deductive alternate removing the ground source heat from the public safety building only and substituting a more traditional high efficiency system. Alternate 4 is an additive alternate combining some needed storm drain improvements into the project. This will include the rerouting and installation of a lift station which will improve drainage for several hundred acres of the City.

It was moved by Councilor Romero and seconded by Councilor Tuggle to award the bid to Bassett Construction taking alternates 1, 2, and 4 for a total bid of \$5,941,120. On discussion, Councilor Lucero asked the contractor the anticipated increase for winter conditions. Mr. Bassett replied that this is an unknown, but estimated to be approximately \$10,000 to \$15,000. He added that his company was experienced in winter construction conditions. On the roll call the vote was ayes seven, nays none. The motion carried.

b. Resolution No. 19, 2010, A Resolution Making Supplemental Appropriations and Authorizing Expenditures in Excess of Amounts Budgeted for the City of Alamosa in Ordinance No. 11, 2009, and Known as 5th Budget Amendment

This budget amendment accommodates numerous grants and appropriates vehicle sale revenues.

It was moved by Councilor Griego and seconded by Councilor Lucero to adopt Resolution No. 19, 2010. On the roll call the vote was ayes seven, nays none. The motion carried.

c. First Reading Ordinance No. 16, 2010, An Ordinance Making the Annual Appropriation for Fiscal Year 2011, City of Alamosa, Colorado

Mr. Cherpeski presented the budget. Councilor Griego requested that an additional \$5,000 be included to fund the Senior Citizens. \$4,000 can be used from the savings if the next agenda item is approved.

It was moved by Councilor Griego and seconded by Councilor Tuggle to introduce Ordinance No. 16, 2010 on first reading with an amendment to change the Senior Citizen funding amount to \$20,000 with staff directed to find the additional funds, and set a public hearing thereon for Wednesday October 20, 2010 at 7:00 p.m. or as soon thereafter as the matter may be heard. On the roll call the vote was ayes six (Johnson, Romero, Tuggle, Gillaspie, Griego, Rogers), nays one (Lucero). The motion carried.

d. Resolution No. 20, 2010, A Resolution Requesting Membership in the San Luis Valley Council of Governments and Ratifying the Bylaws and Articles Thereof

The Development Resources Group has reformed the Council of Governments as a mechanism to address regional issues. COG membership dues would replace the DRG funding. Initial dues are about \$4,000 less than the current funding provided to DRG.

It was moved by Councilor Romero and seconded by Councilor Gillaspie to adopt Resolution No. 20, 2010. On the roll call the vote was ayes seven, nays none. The motion carried.

E. Committee Reports

Councilor Johnson reported that the Recreation Board is working with the Ranch Board toward combined projects.

Councilor Griego was excused (9:00 p.m.) to allow him to drive to Denver to attend the CML Policy Committee tomorrow morning.

F. Staff Announcements

Mr. Cherpeski reported

- The crane statue was vandalized a second time. When repaired, this will be moved indoors into the new library.
- A groundbreaking will be scheduled after meeting with the contractor next week.
- The vegetation in the area of the former Public Works office is being relocated to the streets facility.

Heinz Bergann reported:

- The south Cole Park pavilion has been moved.
- Concrete work is underway for the golf course dumpster relocation.
- The Friends Park pavilion should be completed this week.
- The Library grant is received, and shared funds being sorted out.
- The current skate park is closing, and a temporary site location explored. Options include the Recreation Center parking lot or the Friends Park basketball court.

Ms. Egbert reported a need to schedule interviews with board applicants. Council agreed to do this October 27, 2010.

COUNCIL COMMENT

Councilor Gillaspie asked the status of the used equipment. Mr. Cherpeski said that it appeared to be a good deal and would be presented at the next meeting.

Councilor Johnson reported a street light that is obscured by a tree at Clark and Lee. He thanked the Parks crew for assistance in the Cole Park tree plantings.

Councilor Lucero:

- Questioned the dumpster location at Monterey and First. Mr. Cherpeski will check on this.
- Asked if the fence at Clark and Murphy was in compliance. Mr. Cherpeski said that it is now after being moved.
- Asked for a crosswalk marking at State and Second. Council agreed by consensus to direct staff to mark this crosswalk.

Councilor Romero talked about street light problems. Kathy Worthington of Excel will be asked about this when she is here.

Councilor Tuggle recommended that Alamosa participate in CML's Health Communities initiative.

ADJOURNMENT. The meeting adjourned at 9:18 p.m.

Judy A. Egbert, City Clerk

Kathleen J. Rogers, Mayor