

**THE TOWN OF BAYFIELD
REGULAR TOWN BOARD MEETING
11 W. MILL STREET
BAYFIELD, COLORADO 81122**

JANUARY 2, 2007

Town Board Present: Rick Smith, Russ Jones, Carol Blatnick, Mayor James Harrmann, Daryl Yost, Tom Au, and Niel Hieb. Daryl Yost arrived late.

Staff Present: Justin Clifton, Town Manager, Pat Anselmo, Town Clerk, Joe Crain, Planner, Andy Bass, Parks and Rec Director, Dirk Nelson, Town Attorney, and Marty Zwisler, consultant.

Media: Carole McWilliams, Pine River Times

Planning Commission: Bill Miller, Chair.

The Mayor called the meeting to order at 7:04 p.m.

Approval of Minutes: Carol moved to approve the minutes of both December 5 and December 7. Tom Au seconded. The vote was six in favor. Motion carried.

General Public Input: Justin introduced Andy Bass, the new Parks & Rec Director. Andy greeted the Board, and said he has been busy organizing the department. General Public input closed.

Agenda #1: Approval of Bills: After a short discussion, Carol moved to approve payment of bills as presented except for the invoice to San Juan Nurseries for a blue spruce. Carol asked that this payment not be made until clarification of the purchase has been obtained. Daryl Yost seconded. The vote was five in favor, Tom Au abstained. Motion carried.

Agenda #2: Planning Commission Report: Bill Miller read portions of the Planning Commissions report, accentuating recent developments. Elstons preliminary was on the agenda again after several continuations. The major issue remains the left turn lane on C.R. 501, which the Planning Commission and the County deem necessary before this subdivision is approved. The request has been continued to January 9. Traffic studies were discussed. Joe has a call into the County to see just what they would require at this access.

Regarding S & S Chemical, their request to locate in Bayfield has caused much concern over certain issues. They had anticipated obtaining the facility where the old Valiant Chair location was for their chemical plant. Air quality, fire/ explosive materials, are a few issues that need to be carefully considered as far as the implementation of safety

assurance devices needed to keep the community safe. Impacts on water and sewer would also need to be researched.

The location is currently in the County. It would need to be annexed. They would need to apply for a special use permitted on review. Their company operations would create from 20 to 40 new jobs.

Joan Hanna wants Bayfield to be involved in supporting the placement of portable defibrillators throughout the town.

The developers for Elstons say they cannot afford to contribute financing toward the cost of a left turn lane. Joe has asked the County to be very specific concerning just what they would require as far as road improvements at this anticipated intersection.

Rick suggested defibrillators be placed at the Park and Rec administration offices and also the new town hall.

Agenda #3: Town Hall Update: Things are moving swiftly. The Town has a contract for an architectural firm. Schedules are being received daily. Justin wanted confirmation from the Board as far as providing space for the County in the new town hall facility. Costs to add in their space would run approximately \$500,000. The Town would need to finance these costs, and would need to structure a lease that would at least recoup the costs of the financing. Discussion of providing space for the county followed. The Board questioned if the county space would be in addition to or included in the original square footage. Clarification is needed on this. Fine tuning will be needed to reflect in the lease agreement the cost sharing of utilities, maintenance, etc. Justin is to delve farther into the level of commitments anticipated and the requirements expected by the county.

Agenda #4: Architect Contract: This information was not ready in time for inclusion in the packets. It was just placed on the board table this evening. Justin and Dirk have scrutinized the contents, especially the costs the Town is willing to commit to. Justin asked if the Board wanted to make a decision this evening or table any approval for a future date. Marty is to handle the CDOT negotiations, access applications, etc. The Board asked that Dirk go over the contract before this is finalized. They do not have a problem with approving the contract as presented as long as Dirk has reviewed it. Russ moved to approve the contract with the architectural firm pending Dirks review, Rick seconded. The vote was six in favor. Motion carried.

Agenda # 5: Senior Center Update: Justin said that the best news is that the County will convey title of the property to the Town. It will be conveyed with some deed restrictions, assuring the use will be for the seniors. Justin explained that the Seniors will decide if they want to allow use of the building by outsiders, and make the determination on what they would charge if they decide to rent it out. The survey has been completed, statistics have been gleaned. Grants will be proportionate to the needs of the Seniors.

Agenda #6: Zwisler Contract/ Senior Center: Rick Smith moved to go into executive session, citing C.R.S. Section 24 -6 -402 -(4) (e) for their purpose of determining position relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators. He asked that Justin and Dirk be included.

Carol seconded. The vote was six in favor. Motion carried. The Board went into Executive Session at 8:25 p.m. Their Executive session ended at 8:40 p.m. The regular Town Board meeting reconvened. Daryl moved to continue the finalization of the contract with Zwisler. Rick seconded. Daryl asked that this matter be placed on the agenda for the next Town Board meeting. The vote was six in favor. Motion carried.

Agenda # 7: Set Hearing for Giant Industries, Request for 3.2 Liquor License for February 6, 2007:

Rick Smith moved to set the public hearing for a request from Giant Industries for a 3.2 liquor license to be located at 650 Buck Highway, Bayfield Colorado for February 6, 2007 at the regular Town Board meeting. Tom Au seconded. The vote was six in favor. Motion carried.

Agenda #8 : Ordinance # 320 Correction: There were some last minute revisions of the numbers that were not caught before this ordinance went to the Board for approval. Daryl moved to approve the corrected Ordinance 320 as presented. Rick seconded. The vote was six in favor, motion carried.

Agenda #9: Road Impact Fee Proposal: RPI submitted a transportation impact fee study proposal. Andrew Klotz was not available tonight. It is an eight week program. It involves consulting, community input, traffic analysis, traffic patterns, population growth, new roads, etc.

Justin asked if the proposal was acceptable to the board. Daryl remarked, 'if you are not going to charge impact fees, it is unreasonable to do the study. If you do charge the impact fees, the study is worthwhile.' Rick is in favor of doing the study, he made a motion to accept the proposal and to instruct staff to enter into negotiations to procure the contract. Carol seconded. Dirk has not reviewed the proposal. The vote was six in favor. Motion carried.

Agenda #10: Waiver Request For Parking In Lieu Of (Mill Street):

Niel Reese is considering the purchase of the Mill Street laundry. He is wondering what the parking requirements would be for this business should he purchase it.. There is an alley that is behind lot 34, there is no actual alley on the town plat, but it is indeed there, it has been used for years by local people. Joe Crain did considerable research on past board decisions on fees in lieu of parking. The board, at the time of the last new construction on Mill Street, was not in favor of charging a fee in lieu of parking. Niel needs to know tonight what the Boards expectations for parking would be. i.e., what his costs would be. He anticipates putting an addition of a small retail business out front. There are about four parking spaces currently in the rear of the Laundromat. The area being used as a drive on the east side of the Laundromat is the area that is being questioned. The alley to the south of the building is not a consideration. It will definitely remain the normal alley. The Board said that Niel Reese could use the 'alley' (drive area) on the east side of the building to provide the parking spaces required by the additional business he intends to start. This is as long as cars can pull in, back out, and exit by driving south to the alley to leave. The board views the revitalization of businesses on Mill Street as a major concern.

Agenda # 11: Economic Analysis: The packet data included a copy of one draft analysis that Justin has referred to in the past. It highlights several things, geographic, traffic, growth trends, etc. It should be helpful in developmental planning. LEAD financed the study.

Agenda #12: Town Board Retreat: Justin has several options for venues.. He wants Ken Charles to be involved. February 3 would be work nicely. Justin asked the Board for input on location, time they deem necessary, and other suggestions. Time would be a major factor on the costs. Rick wants to have it out of town, and have the lunch catered in order to ‘keep the thought processes flowing’. Daryl prefers the Strater. It is quiet and comfortable. Justin was asked to go ahead and make the arrangements for booking the Strater. The Board felt that 9 to 4 with one hour for lunch work be sufficient time to cover the issues that need to be discussed. Niel wondered if it might be advisable to invite the chairman of the planning commission to sit in. He asked that Justin do a formal invitation. The Board concurred. Justin will confirm dates with Ken Charles, then let the Board know.

Agenda # 13: Town Updates:

Sidewalk: The sidewalk along Hwy 160 B is done. It came in under budget.

Sunrise Estates: Sunrise developers are requesting a reduction of the bond. The town has had an engineer come up with cost estimates for anticipated future work. Sunrise has submitted a document that says the ditch is sufficient as is.

If the developers want to make changes, the warranty period would be set accordingly. The warranty period does not start until the work has been accepted by the Town.

Sanitation District: The Sanitation district has hired a firm from the front range to form the final design for the plant.

Instructions from the Sanitation District management should *not* go directly to Ron. They should not be routed directly to him. Their management decisions and instructions should come from the sanitation district to town management, who will then forward them to Ron.

Water Storage Tank: The water storage tank project is on schedule. The steel will be delivered mid January. The town has received funds from Delta Road Developers, Brads funds are ‘in process’.

Meeting with La Plata Co: Justin has been trying to coordinate this. He anticipates it will happen mid or late February.

Agenda # 14: New/Unfinished Business:

Justin mentioned that the Town has discussed processing accounts payable twice a month, i.e., sending payments out twice a month. He asked the Boards permission to process accounts payable twice a month.

He is also researching the attainment of a corporate credit card for the town.

Justin gave the Board an FYI, the background on S AND S Chemical is in packet. It would be beneficial to Bayfield to pursue this.

Justin asked the Board what they wanted to do with the old street sweeper.

Motion to adjourn 9:40 p.m.

Approved _____

Mayor