

**TOWN OF GRANBY, COLORADO
BOARD OF TRUSTEES
SPECIAL MEETING AGENDA
OCTOBER 1, 2015**

**MEETING CALLED TO ORDER
6:30 PM**

**(1) DISCUSSION AND POSSIBLE APPROVAL OF BID TO INSTALL SUBSURFACE
WATER DRAIN ON GARNET LANE
6:30 PM**

**(2) DISCUSSION AND POSSIBLE APPROVAL OF BID FOR SOCCER DOME
REPLACEMENT PANELS
6:40 PM**

**MEETING TO ADJOURN
6:50 PM**

**TOWN OF GRANBY, COLORADO
BOARD OF TRUSTEES
SPECIAL MEETING MINUTES
OCTOBER 1, 2015**

PRESENT: Roll Call. Present: Mayor Jynnifer Pierro, Mayor Pro Deborah J.K. Shaw, Trustee Charlie LaBrake, Trustee Elaine Henrekin, Trustee Greg Mordini, Trustee Robin Trainor. Absent: Trustee David Lockwood.

STAFF PRESENT: Town Manager Wally Baird; Finance Director Sharon Spurlin; and Town Clerk Deb Hess who recorded the meeting. Minutes are not verbatim.

TIME: 6:33 PM – BOT Meeting

BY: Mayor Jynnifer Pierro

LOCATION: TOWN HALL, ZERO JASPER AVENUE

MEETING CALLED TO ORDER

6:33 PM

Pierro called the meeting to order. There were no conflicts from any Board members and everyone said the Pledge of Allegiance.

DISCUSSION AND POSSIBLE APPROVAL OF BID TO INSTALL SUBSURFACE WATER DRAIN ON GARNET LANE

6:33 PM

Pierro introduced the agenda item.

Baird said the situation that was described there. We didn't know where any of the drain lines were. We didn't know where the accesses were except for a couple. We know that there is one that is behind Stern's house and it goes underneath his garage and out to the street. From there, we don't have any idea where it is. The other one we know comes from Garnet back to some people's back yard in the back corner of the yard. The only pipe coming into that that is really visible is a large 12" which goes into the alley that is assessable from Diamond Court. That just takes water from there and comes down to that box. We tried to jet those out and they could only go so far and they weren't having any luck. It wasn't roots or vegetative matter that they were pulling out. It was rocks and silt that had hardened. Beyond that, we don't know if there is any at all that comes around the Hill's house. We do know where he put in a system and runs it out to a cistern. He learned today from LaBrake that Thompson Brothers put those lines in. This was back in the early 70's. Thompsons may be able to show us where some of those are. We might be able to access some and if there is none that there available around Hill's or DePlata's, we are going to have to put something in to get it to where we know there might be a storm drain. We do have three bids. One of them came in today. He got one off the internet last Friday but only one of these actually submitted what he actually asked him to submit. That is ATH. He wanted their labor and machinery rates. That is what they gave him. He also asked them to give him a ballpark figure of what they thought it would cost by looking at it and that is what Diamond Excavating gave us. He gave us \$10,703.

Pierro asked where the \$70,000 came from.

Baird said Mountain Madness went through and estimated on every little thing on there not just labor costs, but everything. He did not include pipe costs. We wanted to purchase the pipe. He did get a deal on pipe and he left before he got a chance to tell Joel Moore that he had the pipe. If we don't need it, we can keep it. It is still a good deal.

LaBrake asked what ATH's was.

Baird said he has gone through this and tried to compare it to Diamond as to what those would be and they come really close together. He is looking at ATH's is probably \$10,100. It is not on there. He had to go through there and figure out what he was figuring on putting the pipe in and what he had here for labor and putting the pipe together as far as 800', 13 hours of doing it. He will get those more finitely fixed, but you have some idea that one guy thinks it will cost \$10,700 and the other guy thinks it will cost \$70,000.

Shaw said if you look down at the exclusion, the permits, Diamond doesn't add anything like ATH's.

Spurlin said ATH excluded stuff also. ATH didn't have any mobilization.

Shaw asked if we needed to decide on this tonight.

Baird said no. He wants to see if we need to do any of this tomorrow.

Henrekin asked if we needed to have another meeting before October 13. Do we give him direction tonight to do what he thinks is best.

Shaw said that is a lot of money.

LaBrake said it is a lot cheaper than what we were talking about because it was \$30,000. That doesn't include the cost of pipe.

Baird said that is \$10,000.

LaBrake said we are at \$20,000 but we will probably be at \$30,000.

Pierro said we are probably better off just holding off until he finds out.

LaBrake said we can OK this at the next Board meeting which will give us plenty of time.

Baird said he got someone to do some potholing to find the pipe that we know is there somewhere to see how deep it is. That is going to be very important to find out what is there. When Chris Hill put his in, his cistern is just about as deep as his foundation. If we can't be higher than that or we won't be able to pick up his water.

LaBrake said he could see a lot of headaches in this. He said he would like to direct Baird to get with the Thompsons, see what he can come up with and then will bring it back to the next Board meeting.

Trainor asked if we had an idea how long this will take.

Baird said ATH said he could have it done in less than a week.

Trainor said they are charging by the hour. How many hours on the excavator? This is great to have the hourly rate, but how many hours is it going to take.

Henrekin asked if they were going to have to redo their estimates after you find the pipe.

Baird said maybe, they will have to cut something or increase something.

LaBrake asked if it was perforated pipe.

Baird said we don't have that pipe yet.

LaBrake asked about boxes.

Baird said we don't have any boxes.

LaBrake said we need three of them.

Baird said at least two.

LaBrake said we are getting closer to \$30,000.

Baird recommended that we hold off until we get more information from the Thompsons and wait until October 13.

Henrekin asked if all three of these were available to do the project.

Baird said no. ATH is and he said he would stop any other thing to come and do this. Mtn Madness said he is at least two weeks away before he can even start.

LaBrake said at \$70,000, it could be a lot longer.

Baird said Diamond wasn't sure. All of his crews are down on the front range.

LaBrake said it seems that ATH is the way to go so that we can get it done with the short notice after a Board meeting.

Baird said if he would give them a recommendation tonight, it would be ATH.

Pierro said to see how things are going tomorrow and e-mail everybody with what transpires and if we need a special meeting, then we can.

DISCUSSION AND POSSIBLE APPROVAL OF BID FOR SOCCER DOME REPLACEMENT PANELS

6:45 PM

Pierro introduced the agenda item.

Baird said the information at the last meeting that wasn't on a schedule because we got it late on Friday or Monday, actually it was Thursday the week before but we hadn't gone through the numbers to see what it meant. He thought there is one thing that was brought up at that meeting is that we need to involve the other users of that building to help pay for it.

LaBrake said we have eight white panels and by what the person that was here said, that probably in the next few years, they will fail. We are looking at between \$60,000 and \$80,000 more on top of what we are going to vote for tonight. He thought we needed to start figuring out a way to charge.

Shaw said we need to replace all the panels with white instead of green.

Spurlin said Julie Martin and Elliot Lauber have contacted the soccer league and asked for the anonymous donor and they talked to the school district.

LaBrake said we need to start a kitty for when the rest of them go.

Pierro asked what the agreement was when we took on this donation. Was it an agreement that the Town would take over all the maintenance on it.

LaBrake said yes.

Pierro said it is really ours.

Shaw said as she recalled, the school said they were going to help with things.

Baird said it talked about the day to day maintenance. It didn't talk about the big stuff.

Pierro asked if we charged the school and soccer league for using it.

Baird said there is a charge for usage. He didn't know what it is.

Henrekin said she thought the school paid.

LaBrake said they will need to pay a lot more.

Baird said Lauber made an appointment with him, Jody Mimack for October 15th when she gets back. We have started that. He said the soccer club people said they would be able to meet at any time, just let him know.

Pierro asked how much the club soccer people actually use it.

Baird said quite a bit.

Pierro asked if there was an agreement that we signed.

Shaw said she tried to be in on those meetings.

LaBrake said he thought that we agreed to do the maintenance.

Trainor said there was some kind of agreement.

Spurlin said we pay all the utilities.

LaBrake said Joel Moore takes a lot of time in that building.

Baird said Lauber had a copy of the agreement when he was here last week. He will get a copy of that and send it to everybody.

Spurlin said Lauber talked about the other panels, but the next day when she was talking to Martin because we were doing the purchase order based upon ratification, she didn't think the white ones were going to go as fast as the green ones.

LaBrake said he said they could go tomorrow or they could last for four or five years. The point is that we are talking \$60,000 to \$80,000 more to replace the white ones if they go bad.

Spurlin said if the Board doesn't get any help from any of the other entities, there may not be any extra funding available for help in the future with the schools.

Baird said whether they participate or not, he imagined there is going to be desire there to participate if nothing else. We need to start putting money away then because we know that something is going to happen.

LaBrake said if they can help with this and then start putting money away for the future, that would be great.

Trainor asked when we acquired that.

Hess said 2007 during the Huseman era.

Trainor said there is no warranty.

Baird said the company has gone under.

Pierro said we should have had some sort of maintenance fund.

Shaw said we are talking about Huseman here.

LaBrake said anything is better than paying the whole bill. Martin thought she would get up to \$15,000 from the school or soccer club.

Henrekin asked how much it was going to cost.

Pierro said \$29,291 if we do four panels.

Baird said if we do two this year and wait to do two next year, it will be another \$10,000.

Discussion continued on doing white, no money way for it and it is a capital asset that is deteriorating very rapidly, warranty should have been here a while longer, the panels are very bad right now, the two on the north end could probably make it through the winter, the two on the south end won't, what about patching and repair, structural item, the problem is that it is on the seam, so if you put a patch

over that, then it will separate and rip further, try to buy time which makes sense to do it all at one time, having a \$500,000, not having any other options, wait and see what Martin gets from the other group before we commit the whole \$30,000, Martin was confident she could get more, how much is unknown, and get it done because they can't do it when it is wet or when there is snow on it.

Spurlin said she didn't understand because the Board went ahead and said it's needed, go ahead and get it ordered because Lauber talked about the timing and she thought the Board was just going to ratify it tonight. There is a purchase order. She and Baird signed it and she assumed that Lauber ordered it.

Baird said the thing is now, if we can get somebody else to participate. Nobody here is saying that we aren't going to do it.

Spurlin said she wasn't getting the impression that the Board was actually going to verify what has already been ordered.

Baird said if he had to choose one or the other, we need to do this. He recommended the Board approve this and have us work diligently to get other people involved.

Pierro said she felt that in the contract it was going to clearly say that we are responsible for the maintenance and that includes replacement. If we can get help, great, but she felt one, we need to take care of it and two, we need to have a plan to start putting money aside for the maintenance for that and three, maybe we should start charging more. If they don't come to the table with some money, then we need to look at how much we are charging them for that facility.

Shaw said it sounds good.

Trainor asked if we have the ability to discontinue it for a while until we can get the others to help.

Shaw said, in other words, you can't use it until such time as we have the money to repair it. She thought that was fine.

Baird said he has an issue with that.

Trainor said you need to pay to play.

Pierro said she had a feeling that they will find something.

LaBrake said he thought it would be good to get half.

Pierro said she didn't have as much faith in the school district. We just gave them \$10,000.

LaBrake said that is something we have to remember if they can't help on this, when they come for a donation, he knows where his vote will be.

Mordini said we have to at least ask them. He thought we should go for at least half.

Shaw said there is still a chance we could gift it to them.

LaBrake asked how much it cost.

Hess said she thought the anonymous donor contributed \$500,000.

Trainor said she thought our part was \$300,000. It could be a safety issue.

LaBrake said if we don't get any help, we will have another \$100,000 in it. What happens if one of those panels comes apart and takes the whole thing out?

Mordini moved to approve the purchase order for \$29,191. Shaw seconded. Mordini said to consider what our alternatives are to recouping at least 50% from the various organizations that use it. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 6). **Yes:** Mayor Jynnifer Pierro, Mayor

Pro Deborah J.K. Shaw, Trustee Charlie LaBrake, Trustee Elaine Henrekin, Trustee Greg Mordini, Trustee Robin Trainor.

Hess asked about one other item. A Ms. Kukuk called and apparently her neighbor has gone in with a bobcat and now she has all the drainage coming through her yard. Back in 2006-2007 during the Huseman era, we started an ordinance that if anyone was going to move any dirt in their yards, and she hated to say this, but it says that they would have to come in and get a permit to do that and they had to make sure that it was engineering so that they weren't affecting anyone below them. She talked to Krob and she told him she would talk to Baird about it, but she wanted to let the Board know that Krob said there is a state statute, state law, against doing that to anyone that is lower than you. It is on New Church by the old church. Kukuk is in one of the Habitat for Humanity houses right next to it. She is getting all his drainage and it is flowing out onto the Town's street. She just wanted the Baird and the Board to know about it. She asked if they wanted to bring that up for discussion at the next meeting.

Pierro and Shaw said yes.

Baird said unless we have a specific ordinance, the way it is, it is a civil matter.


Hess said she tried to tell her that, but she could get a word in.

MEETING ADJOURNED
7:06 PM

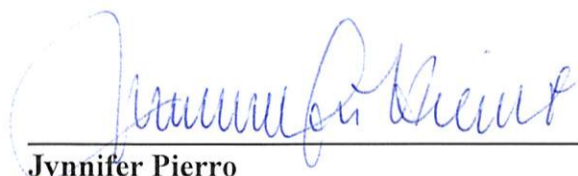
LaBrake moved to adjourn. Henrekin seconded. **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 6). **Yes:** Mayor Jynnifer Pierro, Mayor Pro Deborah J.K. Shaw, Trustee Charlie LaBrake, Trustee Elaine Henrekin, Trustee Greg Mordini, Trustee Robin Trainor.

BOARD OF TRUSTEES

ATTEST:



Deborah K. Hess, CMC
Town Clerk



Jynnifer Pierro
Mayor

