

**Special Council Meeting
January 31, 2011
Town Hall, 317 Main
6 p.m.**

The Pledge of Allegiance led by Mayor Pat Christensen. Trustees Hagerman, Hitchcock, McKown, Stites, and True were present. Trustee Baldwin was absent. Administrator Snider was present via telephone. Employees Rein and Klinkerman were also present as was Attorney Dan Hyatt.

Christensen thanked everyone for coming to the alternate location after being called.

Contract for Park School. Tim Stroh and Marvin Maples were not on the conference call yet. Therefore, Council proceeded to the next agenda item

Police Car Bids. Klinkerman stated that the high bid for the 1996 was \$400, for the 1997 was \$525 for the 2000 was \$350 for a total of \$1275. Trustee Hitchcock moved to accept the three bids. Trustee True seconded the motion, which passed unanimously.

Colorado Rural Water Assn Annual Membership meeting. Hitchcock explained we had received a letter asking if we wanted to submit someone as a representative for the annual meeting. He recommends it be someone from the utility board. Rein believes it costs \$100. It is in Colorado Springs. They have lessons and monthly testing there. The people there are for the DLR licensing. Trustee True moved that we grant the Utility Board the right to select who should attend. The motion was seconded by Trustee McKown and passed unanimously.

Contract for Park School. Tim and Marvin had joined the conference call. Snider asked what questions Trustees had regarding the contract. He stated that he understood this was back on the agenda as we had questions since it was not a performance contract. Mayor Christensen told those that were attending via phone which trustees were in attendance.

Trustee True asked if we were 100% funded. Snider stated that we did not have a definite cost yet. He stated that if we use 1.6 as a baseline, we are not fully funded. True then asked if we were doing it in phases. Snider said that we may do it in phases but we are trying to get everything up front. Snider explained that some of the private funders wanted to know how we were progressing before they come in with funding. Boettcher for one may come in later.

Tim explained that, in his opinion, the performance contract was for entities that didn't have all the funding. Tim also explained that we were running out of time with some of these grants. He stated that we have most of the funding to do phase one. These are big funders that we do not want to lose. The contract we currently have allows us to use the current engineers and architect. The contract is basically to say we still have to do your project but still have to come up with a number. The final amount may be more or less than the current \$1.6 million. Goshawk has spent a lot of time and manpower trying to

get this budget together. This contract is to pay them for this time if the project does not allow us to go forward. Tim stated that he had talked with the State Historic Fund and other sources. They want to know what we are trying to maneuver to get this project in order. We are shooting for an April 1 deadline to have all the documents done and start construction because some of the contracts expire on October 31 with some grants retiring. We need to be moving forward to go to these funding sources and ask for money or modify our arrangement. He stated that everyone is on board with Fowler.

Trustee Stites stated that Wayne had stated that the price is not to exceed of \$1.6 million. Snider stated that once we have a number then we will make it a not to exceed number. Marvin explained that we would do an amendment to the contract with what we agreed to as the amount we will be billed and what it will cost. Tim stated that he knows that we're short from the original budget. We are going to work the scope of work and cut what we have to cut to get to the price that we have available. Tim stated that it will eventually become a not to exceed price contract.

Hitchcock asked when we would have that guaranteed price. Tim stated that it was April. Hagerman asked if we would have all the funding by then. Wayne said no, at that point we would know the entire scope of work and what the price would be then we would go to the funders. Hagerman asked if we would then have to pay the contractor for the work he has done if we didn't get more funding. Tim said that no, we would shrink the project to the funding we had available. We would also then work in phases. Hitchcock asked if we did this in phases did they feel the current funding sources would be available to come with more money for additional phases. Tim stated yes, SHF, DOLA, and Wayne stated CDOT.

Hagerman asked about how long the first phase would take. Tim said 3 months. Hitchcock asked if once we get through the first phase, the rest should go quickly as we receive funding? Tim said yes, the next phases would be interior, second floor, etc. Stites asked if the first phase would get us in the building. Tim said it would get the library building. It would get the library in, but not Town Hall. It would be the windows, doors, geothermal, sprinklers, electrical system, finish first floor, bathrooms downstairs, elevator, and exterior. We would wait on the finished phases for second floor and new roof.

Rein asked if there was the potential we would have to come up with more match funding after the first phase. Stites said no, then asked Wayne to verify. Wayne said there would not. We have already gone through that hoop. Some of the funding will be a rebate from Black Hills, which will serve as a match. This could be up to \$100K.

Stites asked if the \$180K would go into the first phase? Snider said no. Tim stated that the Town committed that the Council had set an amount that would be all they could commit to Park School. Hitchcock referenced Nov 8, 2008 meeting that we only commit the \$180,000 if we could get the rest of the project done with grant funding. If we didn't get the rest of the funding with grant funding, we were not going to do the project. This

was the limit set by the Council. Stites agreed that this is how it stands. Hitchcock agreed; this has not been amended.

McKown asked if the rebates would go in to fund future phases. Snider stated that it would, it is mainly to go into lighting and geothermal. We can use that money to reduce the cost of the contract or reduce the amount of the match.

Hyatt was asked if he had reviewed the contract. He stated that it was a standard contract.

Rein asked what we had budgeted into the project for the savings on the electrical for the solar. Hitchcock and Klinkerman discussed how that was incorporated into the operating budget but not into the construction budget of park school. The projected electrical savings were included in the budget, but not the rebates.

Snider explained a Black Hills and the White Group went through and looked for every energy saving measure we could use. Tim explained this consulting group takes our design and makes recommendations to us sustainable measures within the building.

Hitchcock moved that we approve the contract and authorize the mayor to sign. The motion was second by Hagerman, which passed unanimously.

Wayne stated that Martha, hired by Tim, has designed a website that will keep track of everything we do on a daily basis. Tim can give people who need documents, etc. passwords to get on.

Theater grant moved up on agenda while Tim was on the phone. Historic Sites assessment is completed. We are wrapping up funding for Construction documents. We do not have to have a signature tonight for the HUD/DOT documents. They are paying some of our administrative fees and some of Tim's fees. Hitchcock asked if we had to have matching funds? There is a match of \$1000. Klinkerman explained that it will come out of general fund but that up to \$2700 of her salary will be paid by the grant for time spent on the contract. There is nothing we have to do with this grant at this point.

Tim thanked the Council. Council Thanked Tim.

Liquor License Renewal for Grizzly Creek. Mayor asked, Klinkerman affirmed that everything needed had been submitted. Trustee True moved and Trustee McKown seconded approving the license. Motion passed unanimously.

Appointment Director/Alt for OPI/OCLI Board. Currently Snider is the primary, Rein is the alternate. Snider stated that would be good for Council members to attend one of the meetings. Trustee Hitchcock moved and Trustee McKown seconded to keep Snider as primary and Rein as alternate. Motion passed unanimously.

Adjournment. Trustee McKown moved and Trustee Stites seconded adjournment.
Motion passed unanimously.

Respectfully Submitted

Twana Klinkerman