

TOWN OF SUGAR CITY
REGULAR MEETING MINUTES
11/02/22

CALL TO ORDER 7:00 pm by Mayor Pro-tem Joan Willis

PLEDGE OF ALLEGIANCE Led by Mayor Pro-tem Joan Willis

ROLL CALL Willis, Massey, Larsen, Pappan, Roberts, Hjar. Del Rio not present.

APPROVAL OF MINUTES Motion to approve minutes dated 10/19/22 made by Larsen, 2nd by Roberts, motion carried.

PUBLIC COMMENT

Terry Short pay stubs for last two months, no taxes, can this get fixed. Discussion over taxes. Fire hydrant removed on Baltimore. Need to put back in for sanitation and fire purposes. No discussion.

Office telling me to make work program route sheet. Asking other co-workers to do my job. Stated they would find someone else to do my job. No discussion.

Altitude Valve on tank: need to look into fixing. No discussion.

REPORTS

Clerk:

Columbia, LTD: Letter for job opening. No discussion.

CIRSA: No-fault water line rupture/sewer back-up coverage.

Property Damage Caused by Member's Mobile Equipment

Insurance Renewal, do we use Wagner

No discussion. No decision.

Rocky Ford Gazette, veteran's day salute. Thank you Veteran's 2x2 for \$31. Discussion over cost. Decision made to place ad.

512 Colorado: Would like to have commercially zoned. Discussion over 512 Colorado. Decision made that it is zoned commercial.

Pride City: When would you like the awnings put back up? Discussion over awnings. Decision made to get back up as soon as possible.

Audit: Can not do the 20212 Audit till the forensic audit is complete.

CDL raise hiring rate to \$18 an hour. Discussion over hiring rate. Decision made to raise rate to \$19.00 an hour upon hiring.

Colorado Rural Water: April 3-6, 2023, is the Conference and Exhibition. No discussion.

Applications: No discussion.

Schedule a workshop to go over updating prices. Decision made to have a workshop Wednesday, November 9th at 7:00 pm.

Flow Right: found lagoon pump, he is sending it to be fixed now.

Home Sync: Camera, council or office needs access to camera. Decision made to contact Home Sync and work on logon situation.

Meter Deposits: Paperwork updated. No discussion.

Handbook: Handbook from Attorney, council received a copy to review and make any corrections if any.

Deputy Clerk:

Water/Sewer Disconnects: Want to discontinue, go into a new month. Discussion over disconnects. Decision made to change from the 30th to the Tuesday after disconnect list is printed. **Motion** to turn of water on Tuesday not Friday made by Massey, 2nd by Larsen, motion carried.

Rocky Ford monthly meeting: customer called and informed us that Rocky Ford is meeting about trash on Tuesday at 7:00 pm. Discussion over trash customers in Rocky Ford. Decision made that Supervisor Dave Yount and Trustee Gary Massy would attend meeting.

Contract help: Have contract help next year? Took out of budget. Discussion over contract help. Decision made to pay out of the contingency fund.

Coyote in town: Residents have lost their pets. Discussion over coyotes. Decision made to contact the State division of Wildlife, set up a trap and remove them safely.

Craft Fair: Advertising? Discussion over fair. Decision made to advertise in the Rocky Ford Gazette and the Ordway New Era.

Halloween contest for county. Discussion over partaking in event. Decision made to decorate North Park for contest.

Website: The website the Town is paying for is not letting us upload new information. Set up a new website. Discussion over cost. Decision made to allow Deputy Clerk to set up another website for the Town of Sugar City.

Trash:

CDL driver rates: **Motion** to raise Grace and Sam to \$19.00 to match hiring made by Massey, 2nd by Pappan, motion carried.

Driver is on medical leave, didn't pass CDL. Other two drivers be out November 18- 21 need someone by then. No discussion.

Get a non-CDL truck: trailer lights out, Dodge had to fix wiring due to trailer. Need to purchase a new trailer and truck. No decision.

Old building: place a board over the glass and make into a public posting site. No discussion.

OLD BUSINESS:

Arch Hajar:

Hajar: October 19, letter to you about the pipeline requested. Do you any of you have any questions?

Pappan: Living so close to Jim, why is it not possible for you guys to work together to get everything put in out there off that pipeline without having the Town come in and read it, anything like that?

Hajar: The pipeline is existing and its already limited as far as what it can handle. Only way to make it handle any more is to increase the pipe from the city to a 3" to a 6" line that can handle more. That will cost a whole new line for them, that would be a lot of money. It is a 4" line going down Lane 23. In order to handle more water, you would have to have more volume and more water coming into it. They would

have to have a 2 or 2 ½" line. What I am suggesting would be just a separate line, that is not involved with their line. What the engineer recommended, put a 6" line, so there would be the volume and that the last person would have at least 35 psi. Been thinking and it would be better to put in a loop system, right now Sugar City has a loop system all the way around, that make the whole line pressurized, i.e. 50 coming out of the system that is what it is. Sugar City is a loop except for the ones that have extensions away from it, but the whole is pressurized. The pipeline is pressurized the same as the city. What I want to do is make it a small loop, so they would all be pressurized with the same pressure.

Larsen: New loop in addition to the current loop?

Hijar: Yes. I thought it would be best to put that loop in, instead of a single line. I could have a pressure drop and when I have a pressure drop, that means I have to have a big line to get pressure all the way to the end. People are wondering how long that water was going to sit before it would be getting used. I would like to not put the water in until all the lots have been sold and we know we have someone to take the line over then we can put the line in.

Larsen: Someone to take it over?

Hijar: When I sell the lots?

Larsen: Then the owner would take it over?

Hijar: Then I would provide the water to them, or the city will. I will have put the line in before they come in. I will have the water line empty, it will be tested, chlorinated, and operated. Once it is done, we will empty the water out, so it doesn't sit full. Then we can come back 6/8 months later, when everything is sold and fill the water lines up. Then everybody has water. I am just providing the line; everyone will have to put in their own meter. They must pay you to do that.

Willis: Are you talking about 8 lines or 16?

Hijar: 16.

Willis: We never approved 16.

Hijar: What was approved was 8 lines. That is what I have and that is what the county approved. Reason I am asking for the 16, the people moving in with have too much land, 10 acres, too much to deal with and they are going to have a lot of vacant land that they are not using. That is more of a problem than just selling 5 acres at a time. Not only that but selling 5 acres is a lot easier than selling 10 acres. It is going to be a costly endeavor to put the water line in. I have to put a road in the place, I have to power to the place where all the people have to do is hire an electrician to have the power from the line to the house.

Wilson: Last time there was a meeting on this, the engineers report was brought out. I am still waiting to see that engineers report. I see where he got water to fill the fire truck from the hydrant, that is not an engineer's report. Never seen anything on what the wells pump, what wells were working, what velocity was, what the pressure is in the tank. None of this stuff has been addressed.

Hijar: That information was given to the engineer the day before I came in here. The engineer gave me a report after.

Wilson: Did the city get a report? The report I saw was one page.

Moreland: This is what I was told was the engineers report, that is all I have gotten. If there was more to it, I did not receive a copy.

Hijar: First of all, I am buying water from Sugar City, I am not buying it from Sam. I am not interfering with his pipeline at all.

Wilson: Yes, you are. The reason I say that is because you are wanting to bring your tap in above ours, when they pull water through yours it will drop our pressure.

Hijar: No, it won't. Your pressure will stay the same when I put the loop in.

Wilson: Then why don't you let us, and you buy the water from us? Just like it always has been out there.

Hijar: Your system is not designed to handle more water, you know that.

Wilson: We can always bring more pipe in Archie.

Hijar: Well, bring it in. Why haven't you brought it in.

Wilson: We've been waiting for the town to give us more water. We have asked the town for water, Jim how many times have we asked for water. When they got their meters, they came in and asked and asked. They said give us at least five years.

McCuistion: They gave us two, we asked for five. My thoughts on this are, there needs to be a hydrological study for the town. The town needs to hire a competent engineer and get a study. Just like Arch should hire an engineer. To come up with entire engineered plan, drawings, velocities, that relate to the system. I don't think you should take this very lightly. You should spend some time and make sure that the engineering reports accurate. Any time you are going to add 15 taps to a system, there needs to be a hydrological study. There is cooperation that we could integrate with Sugar City Pipeline and put an 8" line in, down that road. Where he could buy taps through us if approved by the city. But the city needs to study this, put some thought into this, get some professionals opinion. He came up with this for his project. I think the city should come up with the engineering project to make sure it works. Not him, don't put it all on him, put some of it on your back.

Hijar, John: Did you the same thing, where you hired GMS to do your pipeline?

McCuistion: Yes. They did a hydrological study for us.

Hijar, John: You approved 27 taps for a guy named Dean. I think Perf was here, Joan was here and Gary. Did these guys come in and talk to you about that and ask for an engineering study before you approved him?

Willis: We told him that he had to come up with his own water.

Hijar, John: My point is, if you can approve 27 taps for Dean that is going to have the same draw on the system that you have now that more draw than his 16 taps would have. Yet these guys are coming in here and trying to tell you not to do it. These guys did not come in here and make any recommendations with you when you approved the 27 taps. Why are we listening to these guys? These guys didn't come in and tell you could or couldn't approve the 27 taps why are we listening to them now. Got a guy named Dean got approval for 27 taps, got a guy named Arch asking for 16. Somehow people are up here saying you can't do it. If you do it for one and not the other. There has got to be a reason for that, I don't understand it.

Hijar, Perf: The reason it went quickly when Arch first asked. Nate told me that the engineer told him that we could add another 41 taps to that Baltimore line and still hold the pressure. But I think you are correct; we should have the study and see how much it can handle and how much it can't.

Larsen: Our number one priority is to make sure we can deliver reliably water service to the customers we currently have. If we can continue to keep up with the needs of the people that are currently on our system. Right now, we are looking at maintenance for our pipes which are decaying and breaking down all the time. Look at trying to make that reliable, long term so we aren't constantly patching leaks. I am told that we have enough water in the system to be able to do what Mr. Hijar for. Provided that our system is solid and stable, so long as our system is reliable for everybody, so long as we have enough water to be able to do what you are requesting, once that system is stable and reliable for everybody. In order to determine that we have enough water to maintain the pressure that we need to do what you

are asking. We do need an engineer to look at that and determine what our capabilities are.

Hijar: You are right about that. I didn't want to do anything till I gave to the engineer. Took the city drawings and the pipeline drawings, and they are the ones that come up with the design.

Larsen: See where Mr. Hiatt had to bring his own water. For whatever reason, he didn't not move forward with his project. Not sure if there were issues with bringing his own water or what his issues were. I do believe that we should know what we know, and that we can serve our existing customers and we can survive increasing and doing what you want to do. We don't want to increase and then be unable to fulfill for you any more than for anybody else. The right answer is to get an engineer involved and find out what our capabilities are and how much more we can withstand.

Hijar, Perf: We are working on the wells up north and we are replacing the pumps. Then we have the one out here to see if we can replace the line to prevent so much water loss. That will take us through the winter it would be next May or June before we are even ready to entertain what you want. In the meantime, we can get the study done.

Hijar: Even if it was approved it is going to take a year and a half before anything can happen. I got to go through surveyors, the county, financing, real estate, and all that takes time.

Larsen: I don't think we should approve it right now until we know what we need to know. That is a big hurdle for you to get over. But we shouldn't clear that for you until we know what we need to know.

Hijar: That is whole reason why the engineer did the report to make sure that we were safe on what we wanted to do.

Larsen: That report tells you what you need, not what the town would need to handle it.

Roberts: Would it be feasible for everybody involved to drill a well on your property?

Hijar: Yes, that is feasible. The problem is they go down about 15 or 20 feet. Sometimes when you go that low you are going to bring in a lot of minerals, a lot of alkaline in the water. Right now, the water is being treated through Sugar City and I would have treated water then.

For the time I will hold back and wait till you all make the evaluation. Right now, I do have the approval for the eight lines in from the city and the county and I don't want to proceed forward until I know if I can get eight more taps. I am not in a rush I will patient about that. Thank you.

Decision made to get a hydrological study completed.

Sewer lid: Discussion over sewer lid cost and reason for purchase. **Motion** to purchase 2 sewer lids made by Massey, 2nd by Hijar, motion carried.

NEW BUSINESS:

Resolutions 22- 13 thru 22-18. Tabled.

APPROVAL OF BILLS:

Motion to approve bills in the amount of \$10,175.31 made by Massy, 2nd by Roberts, motion carried.

TRUSTEE REPORTS:

Hijar: No comment

Roberts: No comment

Pappan: Water leak- fittings go to T and put in new piece and shut off the valves. **Motion** to fix water leak from Colorado to T and shut off made by Pappan, 2nd by Hijar, motion carried.

Willis: Help from the council for Christmas.

Donation box place at the bank in Ordway.

Massey: Look into a payroll service. See what Ordway uses.

Terry/Luis should have a master copy of the route sheet.

CML representative to represent city, Trustee Larsen looking into.

Larsen: Dog complaint: Dog at large

ADJOURN: Motion to adjourn at 9:00 pm made by Willis, 2nd by Larsen, motion carried.

Mayor

Clerk