



CITY OF LA JUNTA )
COUNTY OF OTERO ) SS
STATE OF COLORADO )

A Regular Meeting of the Board of Utilities Commissioners of the City of La Junta, Colorado, was called to order by Chairman Lorenz Sutherland on Tuesday, March 14, 2017, at 4:00 p.m. in the Power Board Room of the Municipal Building.

Roll was called and the following Board Members were present:

Present Mike Bourget, Commissioner
Lynn Horner, Mayor
Scott Monarco, Commissioner
P. Lorenz Sutherland, Chairman

Absent: Frank McKenzie, Vice-Chairman

Also present: Rick Klein, City Manager
Bill Jackson, Asst. City Manager
Melanie Scofield, City Clerk
Joe Kelley, Director of Water and Wastewater
Tom Seaba, Water/WW Quality Tech.
Reuben DeLeon, Electric Superintendent
Darren Adame, Director of Engineering
Betty Velasquez, Council Member
Edward Vela, Council Member
Kathy Del Rio, La Junta
Albert Sorenson, La Junta
Kirk, La Junta
Bette McFarren, Tribune-Democrat

Scott Monarco was sworn in as the new Commissioner on the Utilities Board. Welcome!

MINUTES OF PREVIOUS MEETINGS: Chairman Sutherland asked if there were any corrections to the minutes of the Regular Meeting of January 10, 2017. Hearing none, he declared the minutes approved as published. He then asked if there were any corrections to the minutes of the Regular Meeting of February 14, 2017. Hearing none, he declared the minutes approved as published. Chairman Sutherland then asked if there were any corrections to the minutes of the Special Meeting of March 1, 2017. Edward Vela said to note that he was in attendance at that meeting. Hearing no further corrections, the minutes were approved as amended.

CITIZEN PARTICIPATION: Albert Sorenson and Kirk, La Junta – Stated their objection to the proposed “Cost Recovery Fee for Dormant Utility Users”. There are a number of reasons for this objection. (See attached statement by Albert Sorenson.)

REPORTS

A. Water & Wastewater Treatment. Tom Seaba gave the following report:

- 1. R.O. Plant
• Chemically cleaning R.O. membranes in preparation for higher spring and summer usage.
• Well #12 is being cleaned and rebuilt. The well will undergo treatment for iron bacteria. These bacteria are not known to cause disease, but can cause undesirable stains, tastes and odors and affect the amount of water the well will produce.
• Repaired control valves on wells #3 and #4.

- Continuing to troubleshoot the raw water pH probe and controller. It continues to read erratically.
  - Performed maintenance on degasifiers.
2. Distribution
    - Repaired several service leaks throughout town.
    - Working with Finish Line Systems to work through a few small issues concerning a couple of radio read meters.
    - Working with state for prairie dog remediation in North La Junta.
    - Moving services from a 4" main to a 16" main on Maple Avenue from 3<sup>rd</sup> to 5<sup>th</sup> street in preparation to abandon the 4" main, which is quite old and unreliable.
  3. Wastewater
    - One employee will attend the Rocky Mountain Water and Environment Association Intermediate and Advanced School March 20<sup>th</sup> – 24<sup>th</sup> in Longmont.
    - Flushed/cleaned/jetted 2,431 feet of sewer main.
    - Repaired one backflow preventer in the digester building, and one in the lift station.
    - Walter Excavators completed replacing the 8" collection line from City Park across 10<sup>th</sup> Street connecting to the manhole between Colorado Avenue and Santa Fe Avenue.
    - Line Crew removed the overhead lines and rerouted power to the plant from 14<sup>th</sup> Street. Trees were removed from fence line and arroyo bank.
    - Pre-Bid meeting and site walk-through with potential contractors.
  4. All Departments
    - Continuing safety and job skills training.

**B. Power Plant & Distribution.** Reuben DeLeon gave the following report:

1. The power plant cleaned up some messes around the generators; dusted off some pumps downstairs.
2. Drained the oil from engine #4 which will never be used again.
3. We have finished up with the new underground primary service for the OJC wrestling room.
4. Working at the waste water treatment plant removing most of the overhead lines in preparation for the new plant.
5. During some windy days, we almost lost a pole in North La Junta. With our new pole enforcer we were able to put that pole back up in an hour instead of four or five.
6. We also had a couple of secondaries fall to the ground and lost one meter mast. All power was restored by the end of the day.
7. We also replaced a pole for CenturyLink that they lost due to the high winds.
8. SCADA report: It's going slow, but we do have the power transformers up in the air and the cut-outs that will feed them are up. The underground piping for the wiring is in. Right now, we are waiting on three main connectors then we will get started the first part of May.

**C. Sanitation.** Darren Adame gave the following report:

1. Year-to-date numbers are as follows:
  - Special pickups up by 4
  - 40-yard boxes down by 10
  - 20-yard boxes down by 2
  - Containers from the shop down by 4
  - Compactor Box Service are the same
  - New dumpster rent remained the same
  - New 40-yard box rents down by 2
  - New 20-yard box rents down by 2
2. The consolidation of the Street and Sanitation Departments is running smooth. The crews are working together and there is progress showing within the City.
3. We had an OCLI meeting two weeks ago. We will find out at the next meeting on the closure of site #2.

## NEW BUSINESS

**A. A Resolution changing the pricing of sanitation (trash) for the City of La Junta; providing for an effective date of the new rates; providing for the repeal of conflicting resolutions.**

Resolution No. RUB-1-2017 was presented for the Board's consideration as follows:

**WHEREAS**, the Board of Utilities Commissioners of the City of La Junta has created policies with regard to the administration of the various funds and with regard to the operating of the Utility Department of the City of La Junta; and

**WHEREAS**, Part IV of the Utilities Board Policy pertains to "Schedule of Rates for Sanitation"; and

**WHEREAS**, from time to time it is necessary to update and amend the policy so as to provide quality customer service to its customers; and

**BE IT THEREFORE RESOLVED** as follows:

**SECTION I.** Part IV of the Utilities Board Policy of the City of La Junta is hereby revised as follows additional amendment:  
See Part IV attached hereto.

**SECTION II.** All resolutions or parts of resolutions in conflict herewith are hereby repealed.

**SECTION III.** This resolution shall become effective for billing cycles ending after May 1, 2017.

DISCUSSION: Commissioner Bourget has issue with the verbiage on Section 1.4, active projects related to that specific site? Mr. Klein said it is by property project. Mr. Malouff will present a new draft of this Resolution to be more specific on the wording in this section.

**B. A Resolution creating the establishment of a cost recovery fee to be imposed upon dormant utility users as part of the City's Cost Recovery Program.** Resolution No. RUB-2-2017 was presented for the Board's consideration as follows:

**WHEREAS**, the Board of Utilities Commissioners of the City of La Junta (hereinafter referred to as "Board"), has created policies with regard to the administration of the various funds and with regard to the operating of the Utility Department of the City of La Junta; and

**WHEREAS**, the Board has determined that consumers may periodically use City electricity, water or sewer and then intermittently "turn the utilities off" and then later turn the utilities back on; and

**WHEREAS**, part of any utility charge assessed to any consumer is an allocation for the maintenance of the system as a whole, over and above the actual cost of supplying the commodity to the consumer; and

**WHEREAS**, such a practice creates a circumstance where those "dormant" consumers do not pay their fair share of the utility costs for maintenance of the system as a whole; and

**WHEREAS**, this creates a disadvantage to the on-going continual consumers who pay those systems costs each month; and

**WHEREAS**, the Board is desirous of creating a fee structure that will equalize the allocation of maintenance costs to all consumers in a more equitable way; and

**WHEREAS**, the Board does hereby enact a Cost Recovery Fee schedule as follows:

**BE II THEREFORE RESOLVED** as follows:

1. DEFINITIONS: A new definition shall be added to Appendix B of Part V Administrative Policies.
  - A. *Dormant* so shall mean any consumer user (commercial or residential) who is a user of City utility services but of which use is not on a continuous basis for a period in excess of thirty (30) days.
  - B. *Utility* is defined as City services including of electricity, sewer, water or sanitation services to its consumers.
2. COST RECOVERY RATES: To offset the costs associated with the maintenance of distribution systems of utilities with the City, the Board of Utilities Commissioners determines that the following shall constitute the dormant utility user fees to be assessed to consumers who meet the definition of dormant user as defined herein.

WATER:	Facility Charge	\$17.00	
	Plus base charge	\$9.22	\$26.22
WASTEWATER:	Flat Charge first		
	7,000 gallons		\$17.87
ELECTRIC:	Monthly Minimum		\$ 9.25

**WATER PROVISIONS**

3. (a) That Section 1.8 of Appendix A to Section entitled "Part I - Water" shall be set forth in the administrative utility policies. Said Section shall provide as follows:

(b) **Appendix A Section 1.8 Monthly minimum charge for dormant accounts.**

WATER:	Facility Charge	\$17.00	
	Plus base charge	\$9.22	\$26.22

(c) Section 9.10 Effective date: The effective date of this resolution shall be May 1, 2017.

(d) All other provisions of "Part I - Water" of said policy shall remain in effect.

**WASTEWATER (SEWER) PROVISIONS**

4. (a) Section 1.3 of the Section entitled "Part II - Sewer" shall be set forth in the administrative utility policies.

(b) A new Section 1.3 entitled "Cost Recovery Rate" shall provide as follows:

WASTEWATER:	Flat Charge first	
	7,000 gallons	\$17.87

(c) All other provisions of "Part II - Sewer" of said policy shall remain in effect.

**ELECTRIC PROVISIONS**

5. (a) Section 1.7 of the Section entitled "Part III - Schedule of Rates for Electricity" shall be set forth in the administrative utility policies.

(b) A new Section 1.7 shall be added as follows:

ELECTRIC:	Monthly Minimum	\$ 9.25
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(c) All other provisions of "Part III - Schedule of Rates for Electricity" of said policy shall remain in effect.

6. The effective date of this resolution shall be May 1, 2017.

Mr. Malouff gave examples of how this would benefit the maintenance of the system. It is a concept of sharing maintenance among all of the users.

MOTION TO ADOPT RESOLUTION NO. RUB-2-2017 CREATING THE ESTABLISHMENT OF A COST RECOVERY FEE TO BE IMPOSED UPON DORMANT UTILITY USERS AS PART OF THE CITY'S COST RECOVERY PROGRAM: Horner

SECOND: Bourget

DISCUSSION: Mayor Horner responded to the two gentlemen who are concerned with the cost recovery program, I appreciate and applaud what you're doing. You all are not the individuals that we are targeting.

VOTE: The motion carried 4-0 (McKenzie absent)

**C. City Manager's Comments.**

1. The auditors will be here next month.
2. It's Springtime!

**D. City Attorney's Comments.**

1. CML Spring Outreach May 4, 2017 at 5:30, Senior Citizens Center. CML and CIRSA are getting together to present information on open meetings, rules and regulations and conflicts of interests for all those in the Southeast region who would like to attend.
2. I will be starting a re-codification of the Utility Board Policies. This is not making new policies; I will be just trying to organize the information and I will bring it to the Board for input.

**E. Governing Body's Comments.**

1. Chairman Sutherland: This Board asked to see a little more detail about the monthly meetings of ARPA. So I went through the materials that are handed out every month and made a selection of more detailed information. Let me know if its too much or too little.

**F. Farnsworth Group** – Engineers report on new Waste Water Treatment Plant. A short presentation was given.

There being no further business, the meeting adjourned at 5:26 p.m.

CITY OF LA JUNTA

ATTEST:

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P. Lorenz Sutherland, Chairman

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Melanie R. Scofield, City Clerk