

The La Junta Urban Renewal Authority Board of Commissioners held a regular meeting on Thursday, May 13, 2010 at 12:00 noon at Thyme Square. Chairman Lynn Horner called the meeting to order.

Board Members Present

Lynn Horner  
Nancy Bennett  
Mack Burtis  
Rebecca Goodwin  
Gordon Racine

Absent

Karen Kelley  
Don Rizzuto  
Roger Roath  
Sandra Leonard

Also present: Rick Klein, Executive Director/City Manager  
Bill Jackson, Assistant Director  
Oclires Lovato, Executive Secretary  
Alisa Gossman-Steeves, Tribune Democrat  
Mike Steeves  
Jerre Church  
Darlene Derbigny  
Midge Cranson

**MINUTES:** April 8, 2010

**MOTION:** Rebecca Goodwin made a motion that the minutes of the April 8, 2010 regular meeting be approved as presented. Seconded by Nancy Bennett and carried.

**FINANCIALS:** April 2010

**MOTION:** Rebecca Goodwin made a motion that the financial statements for April 2010 be approved as presented. Seconded by Nancy Bennett and carried.

**OLD BUSINESS**

**PLAZA BUILDING STRUCTURAL ASSESSMENT**

Chairman Horner: I got back with Slaterpaull. They are beginning the rest of the cost estimate and what she asked from us on the board was to look through and make sure they were in line with what they had written down and so Rick and I looked over the estimates with Dan Eveatt, City Engineer, to look over some of the items like fees on sewer and water was \$25,000 and other connections that apparently may be the cost in the Denver area but this is a building that already had connections so some of those fees will be considerably different than what they projected.

There are a few of the other items that I need to get back to them. It seems high for what I would project. Hopefully we can get that done over the course of this month so we can possibly get a finalized version of cost estimates.

Gordon Racine: Don't you want some of the costs to be projected higher?

Chairman Horner: They had a 25% contingency in the estimates so they have it more than covered.

### **SIDEWALK STAMP PROJECT**

Chairman Horner: Rick did Don give you any indication on this project that he is working with anybody on stamps?

Rick Klein: No

Rebecca Goodwin: So do we have a projected date?

Rick Klein: Dan's crew was doing final stuff on the design. For what we are proposing in the area of 300 block of Santa Fe what the plan is. Bill and I put down some suggestions for the Board.

Rick handed out plans to the Board. One of the things is this La Junta Development plan for the 300 block of Santa Fe and 4<sup>th</sup> west the 100 block. Because Joe Herbert is in that project area around the Masonic Temple and the Chestnut one of the main questions is how are we going to do the decorative red brick along 4<sup>th</sup> Street and Santa Fe connecting back to 3<sup>rd</sup> Street? That will make a difference on what we do. In the past the Electric Department put in decorative lights but we have to lay that line under the ground underneath the brick and that needs to be done before we do the sidewalk. Do you want the red brick and period lights between 3<sup>rd</sup> and 4<sup>th</sup> and on 4<sup>th</sup> between Colorado and Santa Fe?

Gordon Racine: This is a good project and we need to continue even if it costs more. We don't want a hodge podge of projects.

Rick Klein: The grant doesn't cover the red brick. We would have to separate that cost out.

Mack Burtis: Before we continue I would like to see the cost estimates.

Rick Klein: We didn't want to put it in if the Board didn't want to go that route.

Chairman Horner: At some point in time we would like to do that to complete that project.

Rick Klein: Let's do it as an option. We will do it both ways. There is a preliminary report on the asbestos and there is asbestos in The Book Stop. There are different ways to handle it. We could get a CDBG demolition grant through the State. We are trying to get costs on asbestos removal. There are a couple of items where the asbestos had fallen on the ground and how much would have to be torn out. We had the same issue at 10<sup>th</sup> and San Juan. It is always an unknown until they get into the project. You have to take a test to see if asbestos is in the soil and then take some other tests. Don't know the extent of the damage underneath. They have new regulations that they have to go in with the white suits and have to bag all the asbestos materials. We are trying to get costs on how much that will be. The unknown will be the soil until they can get underneath the building.

Mack Burtis: You need to look at the worst case scenario.

Rick Klein: I hit the guy up about this and he asked when did it fall off of the building, when did it contact the soil, how many storms have there been so he knows how far it has reached down?

Rebecca Goodwin: Do they have to do a core sample to see how far down it goes?

Rick Klein: Once they get the building but they need to get in there to dig down.

Chairman Horner: Can't they just dig down by the foundation?

Rick Klein: Don't know how much space there is between the floor joists and the ground.

Midge Cranson: Probably 6 to 7 feet.

Rick Klein: So they could get their machine down there and get a sample taken to see what the extent of contamination there is.

Gordon Racine: Did we make a decision on the property?

Rick Klein: We can't say ok until we know if there is asbestos. There are different ways we could do this. We could accept Midge's offer as it is and try to work it into a grant or we could not do the project.

Rebecca Goodwin: It seems like the problem is not going to go away. The building will continue to deteriorate with or without the asbestos so we are not getting anything by not doing anything.

Rick Klein: We already paid \$482.00 towards an inspection. I will get with Jim Mapes to see if we should take more samples so we can determine the price.

Rebecca Goodwin: There was a much smaller building behind Boss Hoggs where we helped with demolition. Was there asbestos there? Was there a soil issue there?

Rick Klein: No only on the exterior siding.

Bill Jackson: The one we did on 8<sup>th</sup> Street the asbestos was in the stucco which cost us around \$30,000.

Rebecca Goodwin: Was there soil contamination?

Rick Klein: No because it was cinderblock foundation

Rebecca Goodwin: Probably the biggest unknown is the soil issue.

Rick Klein: Let's look at the worst case scenario. But on the Chestnut building the Housing Authority thought it was going to cost \$17,000 to remove the asbestos. Joe Herbert did it for a little less than \$5,000. We will brace for the worst and hope for the best.

Mack Burtis: There is another reason that I would much rather go with the high estimate,

Midge Cranson: It is a very small area. The rest of the building doesn't have access to the foundation.

Rick Klein: Is there an air cell in the area where we can we get a soil sample?

Midge Cranson: Yes but I think it is a very limited area. Don't know what plumbing problems there might be during the demolition. As far as the plumbing limits to get to the furnace area.

Rick Klein: How far does this go down? Depends on how long, how much asbestos was in the material, how much hit the ground, what type of soil and how much moisture?

Rebecca Goodwin: The foundation is not going to get better. The longer the building is in this condition the leaching could get worse. Putting off could be more costly than taking care of it now. We could end up with a bigger problem if it is not done.

Rick Klein: When I first came to the City Urban Renewal was talking about the gas station at 10<sup>th</sup> & San Juan but they didn't want to do the project because of this type of situation. It never went away and we finally did it.

Jerre Church: There were these gas stations all over just sitting and they finally had to start figuring out how to get rid of them.

Rick Klein: I went to one meeting with the Feds and State on what they needed to do in the rural areas as far as these gas stations. We were the guinea pig and it worked out. Let me see what we can get done.

Mack Burtis: That is a step in the right direction.

Rick Klein: Joe Herbert is getting ready to lease with the military. He is trying to get them to go to a different area and then make another run on the Credit Union. If we could develop that whole area as far as parking if that is what we choose to do I will include it in the drawings of Joe's concept with the Credit Union in the center. And if we don't get it the plans can be modified with parking around them. If we do this with or without the Credit Union and we have a solid parking do we want to do the red brick pillars like between 4<sup>th</sup> & 5<sup>th</sup> on Santa Fe? We want to get some adequate conduits. If we are going to do the parking without the wall it will be a lot less than what are we looking at?

Chairman Horner: On the other ones we have done how much did it cost? Is it a pretty significant cost? My thought is over time we would like to keep that same appearance and design. Whether we could afford to do it the same time if we do this project or if we would have to do it in another phase.

Rick Klein: We can put that in as an option.

Mack Burtis: Can't do a lot of decoration if we don't get the Credit Union.

Rick Klein: If the Credit Union isn't in it we may have to change the way we configure it.

Nancy Bennett: We could still do the retaining wall to continue the look.

Rick Klein: Even without the Credit Union we could do that.

Bill Jackson: In any event no matter what you decide to do now or in phases when this construction is done the conduit and the support has to go in regardless. There will be some initial costs for that or if not we would have to go in and saw cut it later.

Rebecca Goodwin: If we want to keep this going part of the original phase should include the conduit and do the retaining wall either now or in another phase.

Rick Klein: That gives me direction to continue on. Also, you had asked me to check with the State about taking off the aluminum façade at Town Square Mall. They said it could be included in an application for a demolition project and they will make a decision at that time. They don't see a problem but want to run it by their Board. On the front page of these papers we gave you the façade improvements on all the different businesses that move and leave their old awning up these are suggestions to modify the grant application to address that issue. If you want to look at these suggestions you can make a decision at the next meeting.

Mack Burtis: Just scanning this, how are you going to enforce people to getting the signs down?

Bill Jackson: You can force the owners to remove them if they want to reapply for the storefront program. They can't get further assistance until they remove the first sign.

Rebecca Goodwin: When they apply for storefront funds if they don't own the building they have to have the landlord sign off on the application so that if somebody moves out it is put back on the landowner.

Mack Burtis: Whoever comes in is going to have to take the sign down.

Chairman Horner: Let's look at these and revisit what direction we want to go with those. We are moving a little bit out of our agenda order but Becky has something on the storefront program.

Rebecca Goodwin: Last month we talked about storefront program and the Committee talked about it. Nancy had a good idea to do a survey with the people in the district to see what they know about the program and any ways we could help them more. What our thought was that Nancy and I would go around and talk to the people. We would like to keep this down to a one-page survey so we could get feedback from the people about the storefront program. Do you have any other ideas we need to address in this survey that might give us more information?

Chairman Horner: What we need to do is to get copies of this survey out to everybody to see if there are things we would be interested in adding and then come back at the next meeting with the suggestions. That would give you some time to meet with the people and see what kind of feedback we get and then come back at the next meeting to see where we are at. If you hadn't noticed at the corner of 3<sup>rd</sup> and Santa Fe the Pro Gym they are repointing the south side of the building and the top front of that building.

Rebecca Goodwin: Absolute Images next door is also getting an estimate to have the same person paint theirs and replace signs. We should have that application by the first of the week.

Chairman Horner: On the sidewalk project Dan Eveatt is still working on final design so we don't have any final figures for sidewalk curb and gutter costs at this point in time.

Rick Klein: Once we get the design we will be going back to the business owners to see if that is what they want and then we can get an estimate on costs.

Chairman Horner: So maybe by next month we can have a cost estimate

Bill Jackson: Once the design is completed then we have to go through a public hearing and bid process. It will be bogged down for possibly 25 to 60 days

Rebecca Goodwin: Would it be reasonable to set a goal of June 30 that we have all the information to do the stamp project?

Rick Klein: How about a July date?

Bill Jackson: Don't think so.

Rebecca Goodwin: What about the stamp decorative panels for the sidewalk?

Chairman Horner: What we need to do is get back to Don to see when we can have the stamp available to begin that project so we have some sort of time frame to get that component done.

## **ENTRANCE SIGNS**

Chairman Horner: Last month I told you that Aaron had put on the acid etch material and it turned a pale turquoise instead of the dark blue color we wanted. A group of you also went out to look at it. It was pretty much the consensus of that group that this was not the color we were looking for. I met again with Aaron last week and he came back with two suggestions (1) put a thin coat of stucco and he gave me some samples of different colors. There is not anything close to the dark blue color we wanted but Aaron thought they could get a custom color done; or (2) put an acrylic component that looks like stucco and has some texture and has more dark colors. He wasn't sure but didn't think they could do a custom color. In these color samples I don't see anything remotely close to what we want and I wouldn't be very keen on that idea. After looking at these I went to Ron Hall. His thought was rather than doing stucco we just allow him to go and put a good quality automotive paint finish on the concrete and that will actually soak into it and bond. Would have far less maintenance issues than stucco. He went out and painted a small patch. He said it would have to be redone every five to seven years to keep its color. That is probably a lot easier than repairing stucco. Does this group want to go with colors on stucco or a custom color or have Ron spray paint so we can get that component done and move on to the other sign?

Gordon Racine: Do we have some kind of budget on this?

Chairman Horner: According to Aaron this still puts them within his budget. If Ron does the painting we may not be charged as much as the original contract because it wouldn't cost as much.

Rebecca Goodwin: Anything we do will have to have periodic maintenance.

Mack Burtis: I would like to get the City Engineer to give us a recommendation. This ultimately becomes their headache. They supposedly have experts on maintaining structures. Let's use the expertise we have in the City to look at these options and give us a recommendation.

Rick Klein: We can do that if that is what the Board wants.

Mack Burtis: That seems to be the logical thing to do.

Rick Klein: We still want to pick the colors.

Mack Burtis: I think we picked the color. In the contract didn't it have a picture showing the color we chose so therefore the contractor is telling us he can't comply with the contract?

Chairman Horner: He can if we go with stucco. He just has to have a custom mixed color.

Mack Burtis: Stucco wasn't part of the original deal.

Chairman Horner: Let's do that but I want it to happen quickly so we can keep moving on the signs.

Rebecca Goodwin: If Rick or somebody from the City could look at it and come back to us that if they feel that this is a viable option that they give the go ahead to TLM or Ron Hall rather than waiting another month to make that decision and for anything to happen.

Chairman Horner: I don't want to wait another month to get this done.

MOTION: Rebecca Goodwin made a motion that Rick Klein or some appropriate person from the City look at the proposed paint by Ron Hall to determine if that is a viable option so that the contractor can be notified to go ahead and do it. Nancy Bennett seconded the motion and motion carried.

## **NEW BUSINESS**

### **LETTER FROM TOM FRAKER RE KIT CARSON**

Chairman Horner: We have this letter from Tom Fraker concerning the Kit Carson Hotel that was also in the newspaper. I don't know at this point what Bev has planned. She has not heard from Walt Bassett recently. She is thinking her options may be winding down and at this point she maybe needs to be thinking about looking at tearing it down.

Mack Burtis: Two things about this. (1) I would like to request or suggest that her reply to Fraker's letter be added to and made a part of the official record. It is a succinct document of the fact that for a good number of years nobody has been willing to come up with any money. That is why the building is the way it is; and, (2) I would like to request that the Chairman officially request of the Mayor and City Council that they provide their advice and guidance on what steps should be taken to address the issues that Tom Fraker has noted. This is a safety issue. It is not Urban Renewal's business to condemn. This is a city government issue and it is appropriate that City Council take this as a matter of policy what they want to do about this specific building and in general any downtown properties.

Chairman Horner: Do you want to put that in some kind of a motion or resolution to take to City Council?

MOTION: Mack Burtis made a motion that the Chairman officially request the Mayor and City Council to give Urban Renewal advice and guidance as to what should be done with the Kit Carson Hotel.

Nancy Bennett: Do you want that to guide Urban Renewal?

Mack Burtis: Anybody that needs guidance.

Gordon Racine: Would it be appropriate to have a joint meeting with Urban Renewal and City Council?

Mack Burtis: I don't see any point to that. My point is Fraker's letter shouldn't be addressed to Urban Renewal because it is a safety hazard and that is City government policy regulations.

Rebecca Goodwin: We don't have any code enforcement authority

Mack Burtis: I think City Council needs to get in on the discussion. If they are going to put any money into it the only people that has money is this organization. But what is the City policy regarding buildings like the Kit Carson and the shape it is in?

Gordon Racine: It's a bigger question than just the Kit Carson. It is about the minimum standards in the community.

Mack Burtis: I agree. It starts with the Kit Carson and it is clearly City policy. That is over our heads.

SECOND TO MOTION: Gordon Racine seconded the motion presented by Mack Burtis. Motion carried.

Rebecca Goodwin: Isn't there is an international code for derelict buildings?

Rick Klein: Yes there is a code for the abatement of dangerous buildings. We have been monitoring the cracks at the Kit Carson and there have been some spread on the cracks but we feel the structure is sound.

Mack Burtis: Doesn't the City have rules about boarding up windows. Looking at the back of the building you have an enforcement problem.

Gordon Racine: Looking at the structure's integrity you have a different problem than a free standing building.

Rebecca Goodwin: She also has a report that the structure is not going to collapse and the Elks wall is not threatened.

Mack Burtis: Is there a written record of the monitoring done on the cracks that you could show me?

Rick Klein: We can show you photos from previous years. We get a lot of phone calls and we go back and look at it. We can't see that the wall is falling or shifting.

Mack Burtis: I don't want to talk about what year this whole thing got started. It has been sitting there for so long and it is not getting any better.

Rebecca Goodwin: The maintenance problem also goes back to the previous owners.

Mack Burtis: What is the City policy to avoid this kind of situation? And when you finish the Kit Carson we have other buildings within a two to three block radius in the same condition. This is a City problem of which Urban Renewal is just a part of it. City Council needs to start taking a lead on this

Rick Klein: I will work with Lynn on a letter to City Council.

## **OTHER**

Chairman Horner: Darlene Derbigny has a concern with a parcel of land across from her property that Urban Renewal owns.

Darlene Derbigny: I live at 901 Maple and across the street from me and north and west is a vacant lot. It used to have trees growing and the weeds mowed etc. The trees were all cut down. It is now ugly with no trees or no grass. Someone was maintaining it. The other day say some men were burying something there. Something needs to be done with this lot. Rather than just having something there where people are at liberty to bury whatever they want there. I was told to talk to Urban Renwal. That is why I am here.

Rick Klein: I went and looked and didn't find anything to show where someone buried something.

Darlene Derbigny: It was on the north end towards 8<sup>th</sup> Street. You can see the mound there.

Chairman Horner: I have met with AVCC directors and they are interested in that property to put up an apartment complex for some of their clients. They have some concern that there are some drainage issues. I told them I would get with Rick to see if there is something that could be done to help with the drainage issue.

Darlene Derbigny: It is just an eyesore, just a barren piece of land.

Nancy Bennett: I am curious why Urban Renewal owns this land.

Jerre Church: Back in the old days the County asked Urban Renewal to clear up County properties adjacent to the city limits. This was one area we cleared and we own the land.

Oclires Lovato: Urban Renewal also owns properties on the southeast end of town. These parcels don't have water or sewer and this is why nobody is interested in buying them.

### **DIRECTOR'S REPORT**

### **GOVERNING BODY COMMENTS**

Chairman Horner: I want to thank Midge Cranson's husband for taking care of the Community Garden for so many years.

### **OTHER**

### **ADJOURN**

---