

ALAMOSA CITY COUNCIL

Regular Meeting Minutes

Council Chambers and Zoom Video Webinar
300 Hunt Avenue, Alamosa, CO
February 5, 2025

Zoom Webinar Link: <https://us02web.zoom.us/j/84807040356>

Dial-in Number: +1 719 359 4580 US | **Webinar ID:** 848 0704 0356

5:45 PM - Work Session: Advisory Board Interviews

6:15 PM - Work Session: Code change for multifamily and density in established neighborhood zoning

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The Regular Meeting of the Alamosa City Council was called to order on the above date by Mayor Ty Coleman at 7:00 p.m. The Pledge of Allegiance was recited.

II. ROLL CALL

Present at roll call: Mayor Ty Coleman, Councilors Jackie Vigil, Liz Hensley, Jamie Dominguez, Dawn Krebs, and Jan Vigil. Councilor Michael Carson was absent. Also present: City Manager Heather Sanchez, City Attorney Erich Schwiesow, and City Clerk Holly Martinez.

III. AGENDA APPROVAL

Councilor Jan Vigil moved, seconded by Councilor Jackie Vigil to approve the agenda as presented and to not excuse Councilor Carson. The motion carried unanimously.

IV. CITIZEN COMMENT

Alamosa City Council welcomes your comments. Citizens wishing to speak may obtain and complete a speaker card through the City Clerk at the start of the meeting.

A. Audience Comments

None.

B. Follow-Up

None.

V. CONSENT CALENDAR A

The Consent Calendar allows multiple actions with one motion. Consent Calendar A contains routine items which have been recommended for action by staff or advisory boards. Council may remove a consent calendar item for separate consideration.

Councilor Hensley moved, seconded by Councilor Jan Vigil to approve Consent Calendar A. The motion carried unanimously.

C.7.a. Approve Minutes of Meeting January 15, 2025

C.8.a. Approval of single-source procurement of water treatment plant membrane replacement with Veolia.

VI. REGULAR BUSINESS

C. Board/Commission Business

1. Community Recreation Board Annual Update

Recreation Advisory Board member Rusty Johnson provided Council with the annual update from this board.

2. Advisory Board Appointments

Ms. Martinez reviewed applicant information with City Council and informed them that one applicant did not end up qualifying to be on a board due to not living within Alamosa County so they would be unable to appoint him.

Councilor Hensley moved, seconded by Councilor Jan Vigil to appoint the following individuals to the boards they applied for: Lilyana Wisniewski to the Homeless Coalition as the Youth Representative position with a term ending 6/1/2027; Lisa Lucero as the Business Community Representative position with a term ending 6/1/2025; Greg Wilson to the Library Board with a term ending 6/1/2026; and Jason Trujillo to the Main Street Advisory Committee as the Hospitality Industry representative with a term ending 6/1/2026. The motion carried unanimously.

D. Business Brought Forward by City Staff

1. Police

- a. Public Hearing and Second Reading, Ordinance No. 1-2025, An Ordinance Approving an Intergovernmental Agreement Amongst Law Enforcement Agencies in the San Luis Valley for a Regional SWAT Team.

Captain Joey Spangler and Sergeant Tate Kindschuh reviewed this ordinance with Council.

Mayor Coleman opened the public hearing at 7:12 p.m. and asked for those wishing to speak on this ordinance.

There being no one wishing to speak, the hearing closed at 7:13 p.m.

Councilor Jan Vigil moved, seconded by Councilor Hensley, to finally adopt Ordinance No. 1-2025. The motion carried unanimously.

E. Committee Reports

Councilor Krebs reported on the Senior Citizens Board, DRG and COG Board, Library Board, and Creative District Committee meetings she attended.

F. Staff Announcements

Ms. Sanchez reminded everyone that the second regular Council meeting in February is canceled so the next regular meeting will not be until March 5th.

Police Chief Dingfelder updated Council on the police department's policy regarding ICE.

Ms. Sanchez presented the winners of the Rio Frio Ice Fest was staff and the MVP of the event was Chief Dingfelder.

COUNCIL COMMENT

Councilor Jan Vigil apologized to the team for having to miss the mini retreat this past weekend.

Mayor Coleman thanked everyone who participated in the Rio Frio Ice Fest activities.

Councilor Hensley acknowledged the ice sculptures this year and that they were phenomenal.

ADJOURNMENT

The meeting adjourned at 7:24 p.m.

Holly C. Martinez, City Clerk

Ty Coleman, Mayor

**ALAMOSA CITY COUNCIL
COUNCIL COMMUNICATION**

Subject/Title:

6:15 PM - Work Session: Code change for multifamily and density in established neighborhood zoning

**ALAMOSA CITY COUNCIL
COUNCIL COMMUNICATION**

Subject/Title:

Approve Minutes of Meeting January 15, 2025

ATTACHMENTS:

Description

[Minutes of Meeting January 15, 2025](#)

Type

Minutes

ALAMOSA CITY COUNCIL

Regular Meeting Minutes

Council Chambers and Zoom Video Webinar
300 Hunt Avenue, Alamosa, CO
January 15, 2025

Zoom Webinar Link: <https://us02web.zoom.us/j/84807040356>

Dial-In Number: +1 719 359 4580 US | **Webinar ID:** 848 0704 0356

6:00 PM - Work Session: Advisory Board Interviews

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The Regular Meeting of the Alamosa City Council was called to order on the above date by Mayor Ty Coleman at 7:00 p.m. The Pledge of Allegiance was recited.

II. ROLL CALL

Present at roll call: Mayor Ty Coleman, Councilors Jamie Dominguez, Jan Vigil, Dawn Krebs and Liz Hensley. Councilors Michael Carson and Jackie Vigil previously requested to be excused and their absences are excused. Also present: City Manager Heather Sanchez, City Attorney Erich Schwiesow, and Deputy City Clerk Aerial Portillo-Lawson.

III. AGENDA APPROVAL

Councilor Jan Vigil moved, seconded by Councilor Krebs, to approve the agenda as presented and to excuse Councilor Carson and Councilor Jackie Vigil from the meeting. The motion carried unanimously.

IV. CITIZEN COMMENT

Alamosa City Council welcomes your comments. Citizens wishing to speak may obtain and complete a speaker card through the City Clerk at the start of the meeting.

A. Audience Comments

None.

B. Follow-Up

None.

V. CEREMONIAL ITEMS

A. Introduction of Support Services Captain Brandon Bertsch

Chief of Police, George Dingfelder introduced Brandon Bertsch as Captain of Support Services, who was welcomed by Council.

VI. CONSENT CALENDAR A

The Consent Calendar allows multiple actions with one motion. Consent Calendar A contains routine items which have been recommended for action by staff or advisory boards. Council may remove a consent calendar item for separate consideration.

Councilor Jan Vigil moved, seconded by Councilor Hensley, to approve Consent Calendar A. The motion carried unanimously.

C.2.a. October 2024 monthly financial and expenditure reports.

C.2.b. November 2024 monthly financial and expenditure reports.

C.7.a. Approve Minutes of Meeting December 18, 2024

C.7.b. Resolution No. 1-2025; A Resolution designating the place for posting notices of certain public meetings for calendar year 2025.

C.8.a. Receive December 2024 Monthly Reports

C.8.b. Motion authorizing the City Manager to sign an amendment to the development agreement with Hotel 1900, LLC, for the construction of a downtown boutique hotel.

VII. REGULAR BUSINESS

B. Board/Commission Business

1. Annual Update from Alamosa Creates

Lares Feliciano provided the annual update on the Alamosa Creates Committee to Council.

C. Business Brought Forward by City Staff

1. **Development Services**

a. Public Hearing and Second Reading, Ordinance No. 35-2024, An Ordinance Amending The Unified Development Code For Uses Related To Natural Medicine

Development Services Director Rachel James reviewed this ordinance with Council.

Mayor Ty Coleman opened the public hearing at 7:21 p.m. and asked for those wishing to speak on this ordinance.

Jessica Chacon spoke in regards to proposed amendments she'd like Council to consider for this ordinance.

Richard Hubler spoke in regards to how the county has similar stipulations to what is being presented in this ordinance.

There being no one else wishing to speak, the hearing closed at 7:29 p.m.

Councilor Jan Vigil moved, seconded by Councilor Hensley, to adopt the less strict version, Version A, of Ordinance No. 35-2024 and amending the hours of operation to midnight. The motion carried unanimously.

2. Police

- a. First Reading, Ordinance No. 1-2025, An Ordinance Approving an Intergovernmental Agreement Amongst Law Enforcement Agencies in the San Luis Valley for a Regional SWAT Team.

Captain Joey Spangler, Sergeant Tate Kindschuh and Sergeant William Squires presented information on this ordinance to Council.

Councilor Jan Vigil moved, seconded by Councilor Hensley, to approve Ordinance No. 1-2025 on first reading and set it for public hearing on Wednesday, February 5, 2025 at 7:00 p.m. or as soon thereafter as the matter may be heard. The motion carried unanimously.

3. City Manager/Legal

- a. Motion authorizing the sponsorship of \$5,000 and in-kind support to seven entities in varying amounts as detailed in the Council Communication.

City Manager Heather Sanchez provided information to Council.

Councilor Jan vigil moved, seconded by Councilor Hensley, to approve the sponsorship of \$5,000 and in-kind support to seven entities as follows:

\$2,000 plus usage of stage (\$200) to the Cinco De Mayo Block Party; \$1,000 plus usage of stage (\$200), tent (\$300), Venue (estimated at \$1,250-\$1,500), and electricity/water (estimated at \$100-\$120) to the Alamosa Round-Up; \$600 plus use of stage (\$200) to the Rollin Deep Car and Bike Show; use of the tent (\$300) to the National Sport Rocket Launch; \$300 plus usage of the course (\$200) to the 5th Annual SoCo Spring Soiree & 5th Annual Juneteenth Safari; \$100 and usage of stage (\$200) to Mysterious Valley Productions Musical Acts; and \$1,000 plus the usage of the stage (\$200) and tent (\$300) to Summerfest on the Rio. The motion carried unanimously.

- b. Public Hearing and Second Reading, Ordinance No. 34-2024, an ordinance prohibiting skilled gaming arcades or skilled gaming uses in the city of Alamosa.

Counselor Schwiesow reviewed this ordinance with Council.

Mayor Coleman opened the public hearing at 7:55 p.m. and asked for those wishing to speak on this ordinance.

There being no one wishing to speak, the hearing closed at 7:56 p.m.

Councilor Jan Vigil moved, seconded by Councilor Krebs, to finally adopt Ordinance No. 34-2024. The motion carried unanimously.

- c. Public Hearing and Second Reading, Ordinance No. 36-2024, An Ordinance Amending Section 21-2-501 of The *Code of Ordinances of the City of Alamosa* to Prohibit Camping in Tents on Private Property in Excess Of 48 Hours With Limited Exceptions

Counselor Schwiesow reviewed this ordinance with Council.

Mayor Coleman opened the public hearing at 7:59 p.m. and asked for those wishing to speak on this ordinance.

There being no one else wishing to speak, the hearing closed at 8:00 p.m.

Councilor Hensley moved, seconded by Councilor Jan Vigil, to finally adopt Ordinance No. 36-2024. The motion carried unanimously.

D. Committee Reports

None.

E. Staff Announcements

Ms. Sanchez reminded Council of the upcoming Rio Frio Events the weekend of January 24, 2025 and the competition between Staff and Council.

COUNCIL COMMENT

Councilor Jan Vigil acknowledged the passing of valued community member Ed Crowther.

Councilor Krebs commented on her excitement for the neighborhood watch program that is being implemented.

Councilor Hensley also spoke on the passing of Mr. Crowther and shared what an asset he was to the community.

Mayor Coleman also gave his condolences to the Crowther family.

ADJOURNMENT

The meeting adjourned at 8:06 p.m.

Aerial Portillo-Lawson, Deputy City Clerk

Ty Coleman, Mayor

**ALAMOSA CITY COUNCIL
COUNCIL COMMUNICATION**

Subject/Title:

Approval of single-source procurement of water treatment plant membrane replacement with Veolia.

Recommended Action:

Approve \$1,818,065 purchase contract with Veolia for two rounds of replacement membranes for the water treatment plant.

Background:

This contract was procured without a competitive bid process pursuant to the exception in Section 2-182(d)(1)(c) of the *Code of Ordinances of the City of Alamosa*. That Code section requires that the purchasing agent (in this case Public Works Director Harry Reynolds) submit a determination of the requirement of this particular membrane to maintain compatibility as part of our existing integrated water treatment system. That determination is attached. In relevant part, it explains that the particular trains from Veolia are necessary to remain compatible with the water treatment plant as currently constituted. Opening up a competitive process would require replacing many additional items such as the cassettes, integration of new software, and trains all at once, rather than staggering them as contemplated in this contract, and potentially requiring retrofitting of compatibility components, resulting in greater overall cost to the City.

This contract is for two rounds of replacement membranes, one in 2027-2029, and one in 2034-2036. The purchase price will be paid over time as each individual unit is installed.

Pursuant to Section 2-182(d)(2) and (3), the City Manager must approve Mr. Reynolds's determination and submit it to City Council for final approval before the contract can be executed.

The contract itself is considered by Veolia to be a trade secret. Accordingly, it is not attached, but is available from the City Attorney for review by Council if requested.

Issue Before the Council:

Does Council approve the contract with Veolia for two rounds of replacement membranes for the water treatment plant,

Alternatives:

1. **(recommended alternative)** Approve the contract with Veolia for the replacement membranes.
2. Decline to approve the no-bid contract and direct staff to conduct a bid process for the replacement membranes.

Fiscal Impact:

The total purchase price under the contract is \$1,818,065, which will be paid in installments as each round of membranes is installed in the water treatment plant. It should be noted, however, that these products are manufactured in Hungary and imported through Canada. The Trump administration has stated repeatedly it will impose tariffs of at least 25% on foreign goods coming in to the US, and in a press conference given on January 30, 2025, President Donald Trump confirmed that he will announce 25 percent tariffs on Canada and Mexico on February 1, 2025, saying they were needed to address the flow of illegal immigration and drugs across U.S. borders as well as the lopsided trade relationship among the three North American countries. "Those tariffs may or may not rise with time," the president told reporters in the Oval Office. This makes final determination of the purchase price difficult, but it appears it may be at least \$2,272,581.

If Council directs staff to perform competitive bids, the cost will be considerably greater than \$1,818,065, even with a 25% tariff, for the reasons set forth in the attached determination. An exact amount is unknown until an RFP is submitted and responded to.

Legal Opinion:

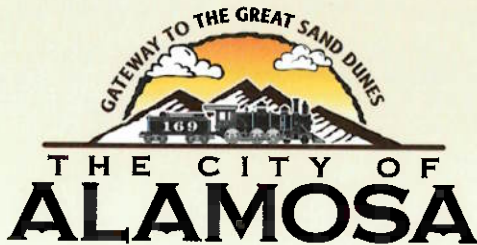
The City Attorney will be available for comment at the meeting.

Conclusion:

It is necessary to replace the membranes in the water treatment plant over time. This contract keeps the same system in place, and using a pricing structure envisioned when the plant was initially brought on line in 2005.

ATTACHMENTS:

Description	Type
Determination of single source condition	Backup Material



**DETERMINATION OF NO-BID CONDITIONS
SECTION 2-182(D) ALAMOSA CODE OF ORDINANCES**

TO: Heather Sanchez, City Manager

FROM: Harry Reynolds, Public Works Director

DATE: January 30, 2025

RE: Determination of no-bid conditions for purchase of water treatment trains, Section 2-182(d)(1)(c).

DESCRIPTION OF PURCHASE: City of Alamosa Water Treatment Plant, Municipal Drinking Water (Arsenic Removal). ZW500D plant, 6 trains total, 5 operating trains, 2 cassettes per train, 44 modules per 64M cassette, 340ft² membrane modules. Two trains previously replaced in 2014, two trains replaced in early 2015, one train in early 2016 and then two trains again in late 2019. Current purchase is for two staged replacement of all trains, first 2027-2029 for \$804,315, second 2034-2036 for \$1,013,750, for a total contract price of \$1,818,065. The purchase price will be paid over time as each individual unit is installed. Note that this is subject to Alamosa paying tariffs, if any. The Trump administration has repeatedly stated it will institute across-the-board tariffs of 25% or more on foreign goods. These membranes are manufactured in Hungary, and imported through Canada, so these prices could in actuality, by time of delivery, be 25% or more higher.

DETERMINATION OF SINGLE-SOURCE CONDITION: The current water treatment plant operates with 6 filtration membrane trains, of which 5 are operating and one in reserve. The trains must be replaced over time, and have been as noted above. The particular trains described above, from Veolia, are necessary to remain compatible with the water treatment plant as currently constituted. Opening up a competitive process would require replacing many additional items such as the cassettes, integration of new software, and trains all at once, rather than staggering them as contemplated in this contract, and potentially requiring retrofitting of compatibility components, resulting in greater overall cost to the City.

COMMERCIALLY REASONABLE: The purchase price in the Veolia contract is consistent with the built-in cost increase for inflation contemplated in the initial 2005 contract when the plant was first constructed. Veolia or its predecessor guaranteed to hold that initial price constant for 20 years, with an escalation clause, resulting in the current pricing. This is reflected in the contract, and is a currently competitive price.