

***Murray Dahl Beery & Renaud LLP***

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Fax:

June 6, 2019

City of Salida  
The Toubert Building  
448 E First Street, Suite 112  
Salida, CO 81201

**Attention:** P. T. Wood, Mayor

Matter #: 17-269  
Inv #: 15267

**RE:** General Counsel

DATE	DESCRIPTION	ATTY	RATE	HOURS	AMOUNT
May-01-19	T/C w M. Varnum re franchise agreement with Charter Communications; conf w G. Wilson re same; analyze and review redline version of franchise agreement; email correspondence w Charter; advise D. Nelson re IT professional services agreement; follow up correspondence re same and outstanding items for 5/7 City Council meeting.	NPW	\$170.00	1.00	170.00
May-02-19	confer w NW re mtg notices and e-sessions	GTW	\$200.00	0.50	100.00
	Meeting w J. Lee from Charter Communication re franchise agreement; negotiate and resolve issues for same; conf w. D. Nelson re same; conf. w. M. Varnum and D. Lady re outstanding items in contract and follow up questions after meeting to resolve agreement; strategize and draft and edit for same; recommend revised terms for contract; conf w G. Wilson re same; conf w G. Van Nimwegen re provisions in contract and his recommended language for same	NPW	\$170.00	1.75	297.50
	Draft executive session language for 5/7 meeting; conf w G. Wilson re same; conf w and advise S. Walter re same and other questions re 5/7 council meeting;	NPW	\$170.00	1.50	255.00



	advise on lease issue for 5/7 council meeting; conf w D. Nelson re same; advise G. Van Nimwegen re Judd Development Agreement First Amendment; answer follow up questions re same in preparation of 5/7 council meeting.				
	Review and analyze ordinance amending system development fees; edit and draft ordinance; finalize same for 5/7 packet; advise B. Almquist and G. VanNimwegen re same	NPW	\$170.00	0.75	127.50
May-03-19	Review and analyze agenda packet and corresponding documents for 5/7 council meeting; prepare for 5/7 council meeting and presentations at same	NPW	\$170.00	1.50	255.00
	Review and analyze document for response to CORA request; advise S. Walter re same; review and analyze professional service agreement for city and for recommended language for City's template; conf w D. Nelson re same; conf w D. Lady re language in franchise agreement and edits for same.	NPW	\$170.00	1.25	212.50
	Conf call w title company and conf call w attorney for property owner re confidential property and contractual issue for resolution of same; prepare for same; conf w D. Nelson re same; email correspondence w attorney for negotiation of same	NPW	\$170.00	1.25	212.50
	Review, analyze proposed conditional license; draft edits; comment on proposed changes and negotiate same; prepare for executive session re same; correspondence and negotiation w other attorney for same.	NPW	\$170.00	1.00	170.00
May-05-19	Review and analyze CORA request; advise S. Walter and PT Wood re same; conf w G. Wilson re same	NPW	\$170.00	0.25	42.50
May-06-19	confer w NW re various contract and ROW issues, e-sessioin proceeedures; confer w SW re CORA requests	GTW	\$200.00	1.00	200.00
	Meeting w G. Wilson re upcoming meetings and outstanding legal issues; prepare for 5/7 executive session topics and presentations; draft memos for same; research for executive sessions	NPW	\$170.00	3.00	510.00



and in preparation of executive session and city council meetings and staff meetings; conf w D. Nelson and P Wood re same; prepare with staff for meetings; advise and answer staff questions re 5/7 agenda items; analyze CORA policy and answer questions re same; research re same; outline presentations and research and analysis for 5/7 city council meetings

Review and analyze and edit franchise agreement with Charter; correspondence w Charter re same and outstanding issues and items; conf w staff and G. Wilson re same; prepare for staff meeting on charter franchise agreement; drafted edited language for same and to resolve same	NPW	\$170.00	1.00	170.00
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Review input and details re: conditional use application; analyze same for meeting w G. VanNimwegen; correspondence w staff re same; advise S. Walter re city code and short term rental questions;	NPW	\$170.00	0.75	127.50
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May-07-19

Meeting w Golf Club president and accountant re utility bills and contract issues and institutional background and property information; update staff re same	NPW	\$170.00	1.00	170.00
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Meeting w M. Varnum re Charter franchise agreement, specific amended language and past costs and purchases; discuss finalization of agreement and strategy for negotiation; update staff re same; conf w G. Wilson re same	NPW	\$170.00	1.00	170.00
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Meeting w PT Wood and D. Nelson re various updates and upcoming issues as well as agenda items for City Council meeting and executive session topics; advise at same.	NPW	\$170.00	0.75	127.50
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Attend and advise council and staff at City Council meeting	NPW	\$170.00	2.25	382.50
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Attend and advise council at City Council executive session; follow up research, analysis and work for same	NPW	\$170.00	1.50	255.00
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Meetings w staff to advise and discuss upcoming or outstanding legal	NPW	\$170.00	0.75	127.50
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	assignments and issues; further preparation for council meetings				
May-08-19	Conf w D. Nelson re entitlement transfer and other outstanding legal issues and assignments; conf w S. Walter re same and advise same re CORA requests, responses, business licenses and other legal questions; meeting w D. Nelson re: staff and other meetings and agreements to draft and documents to analyze and advice to give to staff for future projects; conf w G. Wilson	NPW	\$170.00	1.75	297.50
	Attend and advise at Department Head staff meeting; answer legal questions and take down legal assignments	NPW	\$170.00	1.00	170.00
	Meeting w G. Van Nimwegen re outstanding and upcoming land use applications; advise re same; answer follow up questions re same; take down legal assignments for same.	NPW	\$170.00	1.00	170.00
May-09-19	Conf w S. Walter re STRs and recommended code changes for same and answer follow up legal questions re same; advise re same and on vendor permit issues; conf w D. Nelson; review and analyze letter to vendor; research and analyze code for same; draft amended language for letter re business licensing and code provisions; prepare for council meeting re STR code changes; advise S. Walter re same	NPW	\$170.00	1.50	255.00
	Correspondence and negotiation with attorney re conditional license on ROW and discussion of recommended language and changes; advise G. Van Nimwegen re reduced PIFs for ADUs in assistance of similar ordinance; analyze same; review and analyze IGA w Chaffee County and advise G. Van Nimwegen, D. Lady and D. Nelson re same; plan and recommend next steps re same	NPW	\$170.00	1.25	212.50
May-10-19	Prepare for conference call; research code; analyze proposal and facts; call w G. VanNimwegen before meeting and conference call; Conference call with Alliance re potential land use application; consult and plan w G.	NPW	\$170.00	2.25	382.50



	VanNimwegen after call; advise G. VanNimwegen after and prepare for application; follow up correspondence w applicant; answer follow up questions				
	Review and analyze CORA request; advise S. Walter and D. Nelson re same; follow up correspondence re same	NPW	\$170.00	0.25	42.50
	Review and analyze specifics re S.C. P.D. modification application; research law for same; analyze code and specifics re same; advise G. VanNimwegen and D. Nelson on numerous questions and issues re same; draft electronic memo re same; conf w G. Wilson re same; prepare for same	NPW	\$170.00	1.50	255.00
May-11-19	Review and analyze proposed land use application by Alliance and details gathered at conference call to answer follow up questions and help prepare staff; email correspondence w K. Jefferson and G. VanNimwegen; review ownership details and research and analyze law and code re same; follow up correspondence w applicant and GVN	NPW	\$170.00	0.75	127.50
May-13-19	Conf w Charter communication re draft franchise agreement; t/c w tax accountant re final NRCDC tax return and close out processes for same; amend, draft and finalize recreation waiver; advise S. Walter and L. Thomson re same; follow up correspondence and advice re same; advise S. Walter re OLT question for late filing; research, review and analyze for same; follow up correspondence w S. Walter and D. Nelson re same; analyze letter re outdoor vender for permit conditions and code provisions; research code for same; draft amended language for same; advise S. Walter and D. Nelson re same.	NPW	\$170.00	2.50	425.00
	Review and analyze response to CORA request; advise S. Walter re same; conf w PT Wood re same; follow up correspondence with city staff and officials re same	NPW	\$170.00	0.25	42.50
	Review and analyze Crest Academy conditional use approval and associated documents; conf w G. VanNimwegen	NPW	\$170.00	0.75	127.50



May-14-19	and K. Jefferson re same; conf w proposed applicant re same and answer questions re code and process for same				
	T/c w A. Pappenfort re response to CORA request; obtain and review and analyze documents for responding to same; analyze request; t/c w S. Walter for advice re same; conf w G. Wilson re same; correspondence w PT Wood to advise on same CORA request and response; follow up correspondence w staff on same	NPW	\$170.00	0.75	127.50
	Review and analyze proposed amendment to Peternell agreement; advise G. VanNimwegen accordingly; research code for same; conf w G. VanNimwegen re another potential conditional use applicant and details and legal analysis for same; correspondence w applicant w results of research for same.	NPW	\$170.00	0.75	127.50
	Advise S. Walter re question on parking tickets and enforcement of same; analysis of issue; review and edit and submit memo and documents for 5/20 work session re short term rental code amendments; advise and conf w S. Walter and D. Nelson in preparation of same; review and analyze code and make recommendations re Chapter 6 of code concerning business licensing; t/c w D. Nelson re same and outstanding legal issues.	NPW	\$170.00	1.25	212.50
May-15-19	Correspondence w property owner's attorney re confidential property and contractual issue and resolution of same; conf w G. Wilson re same	NPW	\$170.00	0.25	42.50
	Conf w D. Nelson re CORA requests and concerns re same; analyze CORA request and response to same; advise S. Walter on response to CORA request and recommended language and approach; conf w D. Nelson and M. Varnum re charter franchise agreement and placement in upcoming council agenda; negotiate franchise agreement w Charter; conf w G. Wilson; correspondence w staff to advise and answer legal questions	NPW	\$170.00	1.25	212.50



May-16-19	Review and analyze tenderfoot mountain lease; advise D. Nelson accordingly; review 5/21 council documents re attorney scope of work; advise D. Nelson re same; conf w D. Nelson re conditional license and details for agreement; follow up correspondence for same; preparation for 5/20 and 5/21 council agenda packets; advise S. Walter re records retention questions; conf w CIRSA attorney re CORA request for documents and analysis of law concerning same; conf w D. Nelson; follow up correspondence w CIRSA	NPW	\$170.00	2.25	382.50
	Analyze CORA request, review documentation and confidential information and analyze what information must be redacted and estimate time it will take to do so to respond to CORA request; conf w S. Walter re same; conf w PT Wood re additional CORA request and advise re same; conf w S. Walter and G. Wilson re response letters to CORA requests and necessary language for same; conf w D. Nelson re same	NPW	\$170.00	0.75	127.50
	Draft detailed memo to potential applicant re follow up questions for conditional use permit application; review and analyze code and facts and questions for same; conf w G. VanNimwegen and applicant re same	NPW	\$170.00	0.75	127.50
	CORA request: Print numerous documents received from Timothy Berrier, Esq (CIRSA); create a labeled notebook of same for ease of use by City Clerk and for redaction of documents by City Attorney.	WFC	\$68.00	1.00	68.00
May-17-19	Analyze and review professional service agreement; conf w S. Walter re same; conf w tax accountant re final tax return; advise S. Walter re council meeting rules of procedures and other legal questions; conf w G. VanNimwegen, D. Nelson and D. Lady re building dept IGA w county; correspondence w finance department re solar panel bills and details.	NPW	\$170.00	0.75	127.50



	Conf w S. Walter re response to CORA request response and redaction of documents and information re same; advise re follow up correspondence from requestors re same	NPW	\$170.00	0.25	42.50
	Prepare for 5/20 council work session and 5/21 council meeting; research, draft and compile packet materials for food truck presentation; outline and analyze for same; follow up correspondence re same; review and analyze agendas, packets and documents; prepare presentation for 5/20 council work session; conf w council member re associated legal questions and assignments; conf w S. Walter re food truck and short term rental questions and discussions; advise S. Walter and D. Nelson on specific vendor permit letter and recommended changes; conf w G. Wilson re same	NPW	\$170.00	3.50	595.00
May-20-19	Meeting w S. Walter re CORA requests, responses, letters for same; standard language and other legal questions and advice re clerk's duties and roles and outstanding legal assignments; conf re business licensing issues and questions and short term rentals and food trucks and in preparation of tonight's council work session	NPW	\$170.00	1.00	170.00
	Meeting w accounting staff re audit and real property questions and re solar panel contracts; meeting w D. Lady re advice on legal question	NPW	\$170.00	0.25	42.50
	Meeting w Planned Development applicant re proposed modifications and updates; analyze law and explain process for modification and extensions; meeting w G. VanNimwegen and D. Nelson before and after same in preparation and strategy for same; discuss and advise on the law for same; analyze all materials, documents, plans and code for same to make legal conclusions and recommendations on same; follow up advice re same	NPW	\$170.00	1.75	297.50
	Meeting w D. Nelson, S. Walter, K. Jefferson, G. VanNimwegen and B. Almquist re food truck proposed	NPW	\$170.00	1.00	170.00



	ordinance and discussion for work study, staff concerns and advice re same; analysis of Chapters 6 and 16 re same and anticipated issues or details to be included in code change, prepare for tonight's discussion re same				
	Prepare for tonight's presentation based upon food truck meeting and short term rental meetings with staff; meeting w D. Nelson re conditional license agreement and other legal issues; meeting w G. Van Nimwegen re numerous upcoming applications and planning questions and issues; meeting w S. Walter re outstanding questions; draft, edit and finalize conditional license agreement for council review and approval; conf w D. Nelson and other party re same; follow up correspondence re same	NPW	\$170.00	2.75	467.50
	Attend Council work study meeting; present at same; advise staff and council at same; follow up correspondence and advice for same	NPW	\$170.00	2.00	340.00
May-21-19	confer w SW and DNelson re Council agenda items; attend Council meeting	GTW	\$200.00	3.00	600.00
	Meeting w D. Nelson re numerous outstanding legal assignments and issues; advise on same; coordinate and prioritize and strategize and direct same; give D. Nelson updates on work and in preparation of upcoming meetings; meeting w S. Walter re issues stemming from last night's meeting and in anticipation of tonight's meeting and other legal issues and questions; meeting w councilmember re tonight's council meeting and advice for same; conf w G Wilson re same	NPW	\$170.00	1.75	297.50
	Meeting w K. Smith and S. Walter re STR violation letters; analyze code and STR application for same; research for same; edit and draft violation letter for K. Smith; advise K. Smith re same	NPW	\$170.00	1.00	170.00
	Meeting w tax accountant re final tax return, answer questions re same; receive advice re same; present documentation and information to finalize same; compile, analyze and	NPW	\$170.00	1.00	170.00



	review documents for same; conf w G. Wilson re same;				
	Advise S. Walter re response to CORA request and analysis of redacted information and anticipated time spent; conf w D. Nelson and G. Wilson re same	NPW	\$170.00	0.25	42.50
	Follow up correspondence and advice re conditional license agreement; conf w other party and city staff and in preparation of city council meeting tonight	NPW	\$170.00	0.50	85.00
May-22-19	Conference call with attorney for property owner for confidential property and contractual issue and regarding final resolution and documents for same; follow up correspondence for same; negotiation for same and finalize details for same; Draft confidential memorandum to Mayor re same and other related confidential issues; analyze same	NPW	\$170.00	0.75	127.50
	Draft confidential memo to D. Nelson and G. VanNimwegen re modification of planned development and with research of code and analysis of specific facts and proposals, conclusions and advice for same; conf w G. Wilson re same; follow up advice re same	NPW	\$170.00	0.75	127.50
	Review agreements and conf w company re past agreements and negotiation of future amendments; conf w D. Nelson re same; correspondence w staff and general legal advice and follow up	NPW	\$170.00	0.50	85.00
May-23-19	Advise S. Walter re marijuana transfer license application and associated hearing and logistics re same; research for same and analyze issues concerning same; advise S. Walter on notice, publication and newspaper questions; research and analyze for same; follow up correspondence re same; review documents for Charter franchise agreement; follow up correspondence and legal advice to city staff; t/c w G. Wilson re same.	NPW	\$170.00	1.00	170.00



	Review and analyze Historic Preservation ordinance; recommend amendments for same; research and analyze code for same; draft memo to K. Jefferson w recommendations and advice	NPW	\$170.00	0.50	85.00
May-24-19	Review and analyze letter re liquor license transfer issues and potential revocation and suspension for same; research and analyze city code and state statutes for same; draft letter to licensee concerning all; amend and finalize same; advise S. Walter re same; follow up correspondence re same; answer legal questions on same; prepare June 4th meeting agenda item on same	NPW	\$170.00	1.00	170.00
	Research and analyze unique liquor license question re entertainment district and proposal concerning same; research state statute and City code, and conf w S. Walter to determine recommendations for same; follow up correspondence w S. Walter re same	NPW	\$170.00	0.50	85.00
	Review and analyze CORA request; advise S. Walter re same; follow up correspondence and guidance re same	NPW	\$170.00	0.35	59.50
May-28-19	Conf w B. Almquist re 6/3 work session and joint Planning Commission and City Council meeting; and food truck code amendments and draft ordinance; review and analyze same	NPW	\$170.00	0.25	42.50
	Conf w D. Nelson and G. Wilson re CORA request and future similar requests and releases; Review and analyze CORA request; review and analyze responsive documents to CORA requests; advise S. Walter and B. Almquist re same; follow up advise and correspondence re same	NPW	\$170.00	0.50	85.00
	Advise S. Walter re fee schedule; review and analyze and research unique liquor license question; advise S. Walter re same and special event permits and entertainment district; follow up correspondence and research re same; draft opinion and recommendations re same	NPW	\$170.00	0.50	85.00



	Research marijuana licensing issue, state statutes, regulations, resources and City code; advise S. Walter accordingly and for future forms and applicants and submission requirements.	NPW	\$170.00	0.50	85.00
	Follow up correspondence w potential applicant for conditional use application; answer questions for same; review same	NPW	\$170.00	0.25	42.50
	Conf w D. Nelson and G. VanNimwegen re potential modification to Planned Development and follow up issues for same	NPW	\$170.00	0.25	42.50
May-29-19	Review and analyze historic preservation ordinance; advise K. Jefferson re same; conf w S. Walter re CORA responses and requests and other legal questions and issues	NPW	\$170.00	0.25	42.50
May-30-19	Draft ordinance approving franchise agreement for 6/4 council packet; conf w M. Varnum re same; conf w J. Lee form Charter Communication re same; conf w G. Wilson re same; amend and finalize franchise agreement for council approval; conf w S. Walter re same; review invoice for fiber optic and negotiate same w Charter Communication; follow up correspondence w M. Varnum re same	NPW	\$170.00	1.25	212.50
	Prepare S. Walter for liquor licensing authority meeting re request for show cause hearing for alleged liquor code violation within city; follow up advice and analysis re same; prepare materials for 6/4	NPW	\$170.00	0.50	85.00
	Review and analyze recommended changes re temporary commercial activity; conf w B. Almquist re same; review and research same; advise on same in preparation of 6/3 city council work session	NPW	\$170.00	0.50	85.00
May-31-19	Review and analyze short term rental enforcement issues and recommended code changes; review finance department questions; advise S. Walter re liquor license violation issues; conf w B. Almquist re food truck agenda items and recommended code changes and	NPW	\$170.00	1.00	170.00



analysis of same; review and analyze  
 grazing license agreement and UPRR  
 lease; advise D. Nelson re same in  
 preparation of 6/4 council meeting.  
 Review and analyze contract and exhibit  
 re street sweeper; advise D. Lady and A.  
 Tihonovich re same; follow up  
 correspondence re same

NPW \$170.00 1.00 170.00

Totals 80.35 \$13,692.50

## DISBURSEMENTS

May-31-19	May Prints/Copies 648 @ 0.10	64.80
	May Prints/Copies (color) 64 @ 0.50	32.00
	5/7/19 Attended Salida City Council Meeting and staff meetings 266 @ 0.58	154.28
	5/20/19 Attended Salida City Council Work Session and staff meetings 266 @ 0.58	154.28
	5/21/19 G. Wilson Roundtrip to/from Morrison to Salida 248 @ 0.58	143.84

Totals \$549.20

**Total Fee & Disbursements** \$14,241.70

Previous Balance 13,204.34

Previous Payments 13,204.34

**Balance Now Due** \$14,241.70

TAX ID Number 20-1943771

## TIMEKEEPER LIST

GTW	Geoffrey T. Wilson	Associate
NPW	Nina P. Williams	Associate
WFC	Winona Correa	Paralegal