CITY OF CENTRAL, COLORADO
NOTICE OF A REGULAR MEETING of the CITY COUNCIL to be held on
Tuesday, February 20, 2018 @ 7:00 p.m.
141 Nevada Street, Central City, Colorado
AGENDA

The City Council meeting packets are prepared several days prior to the meetings and available for public inspection at City Hall during normal business hours the Monday prior to the meeting. This information is reviewed and studied by the City Council members, eliminating lengthy discussions to gain basic understanding. Timely action and short discussion on agenda items does not reflect lack of thought or analysis. Agendas are posted on the City’s website, the City Hall bulletin board and at the Post Office the Friday prior to the Council meeting.

7:00pm Council Meeting

1. Call to Order.

2. Roll Call. Mayor Kathryn Heider
   Mayor Pro-Tem Shirley Voorhies
   Council members Judy Laratta
   Jeff Aiken
   Mary Bell

3. Pledge of Allegiance

4. Additions and/or Amendments to the Agenda.

5. Conflict of Interest.

6. Consent Agenda: The Consent Agenda contains items that can be decided without discussion. Any Council member may request removal of any item they do not want to consider without discussion or wish to vote no on, without jeopardizing the approval of other items on the consent agenda. Items removed will be placed under Action Items in the order they appear on the agenda (this should be done prior to the motion to approve the consent agenda).

   Regular Bill lists through February 8, 2018; and
   City Council minutes; February 6, 2018.

PUBLIC FORUM/AUDIENCE PARTICIPATION — (public comment on items on the agenda not including Public Hearing Items): the City Council welcomes you here and thanks you for your time and concerns. If you wish to address the City Council, this is the time set on the agenda for you to do so. When you are recognized, please step to the podium, state your name and address then address the City Council. Your comments should be limited to three (3) minutes per speaker. The City Council may not respond to your comments this evening, rather they may take your comments and suggestions under advisement and your questions may be directed to the City Manager for follow up. Thank you.

ACTION ITEMS: NEW BUSINESS —

7. Resolution No. 18-07: A resolution of the City Council of the City of Central, Colorado memorializing the acquisition of the London Mine USMS 14803 by the City of Central. (Rears)

8. Ordinance No. 18-02: An ordinance of the City Council of the City of Central, Colorado conditionally approving a Lease Agreement with Denver Adventures, LLC. (Rears)

REPORTS —

9. Staff updates —

COUNCIL COMMENTS - limited to 5 minutes each member.
PUBLIC FORUM/AUDIENCE PARTICIPATION – for non-action items not Action or Public Hearing items on this agenda (same rules apply as outlined in the earlier Public Forum section).

ADJOURN. Next Council meeting March 6, 2018.

Please call Reba Bechtel, City Clerk at 303-582-5251 at least 48 hours prior to the Council meeting if you believe you will need special assistance or any reasonable accommodation in order to be in attendance at or participate in any such meeting.

Posted 2/15/2018
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<th>Payee</th>
<th>Description</th>
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Grand Totals: 66,189.12
CALL TO ORDER
A regular meeting of the City Council for the City of Central was called to order by Mayor Heider at 7:18 p.m., in City Hall on February 6, 2018.

ROLL CALL
Present: Mayor Heider
Mayor pro tem Voorhies
Alderman Laratta
Alderman Aiken
Alderman Bell

Absent: None

Staff Present: City Manager Miera
Attorney McAskin
City Clerk Bechtel
Community Development Director Rears
Public Works Director Hoover
Utilities Director Nelson
Fire Chief Allen
Captain Ihme GCSO

Pledge of Allegiance was recited by all present.

ADDITIONS AND/OR AMENDMENTS TO THE AGENDA
The agenda was approved as presented.

CONFLICTS OF INTEREST
No Council Member disclosed a conflict regarding any item on the agenda.

CONSENT AGENDA
Alderman Laratta moved to approve the consent agenda containing the regular bill lists through January 26 and the City Council minutes for the meeting on January 16, 2018. Alderman Aiken seconded, and without discussion, the motion carried unanimously.

PUBLIC FORUM/AUDIENCE PARTICIPATION
No one requested time to address the Council.

PUBLIC HEARING
Resolution No. 18-05: A resolution of the City Council of the City of Central, Colorado amending the 2018 Budget and approving a Supplemental Appropriation to assist the City with completion of the Membrane Building Project.
Manager Miera explained that this resolution will amend the 2018 budget. A supplemental appropriation documented in the Resolution will ensure that both the revenue (proceeds) from the City's lease-purchase agreement with Prime Capital, Inc. and the expenditures associated with the City's completion of the Membrane Building Project are properly set forth and documented in the City's 2018 Budget.

The City's 2018 Budget requires adjustments to anticipated revenues and expenditures to properly account for the revenues (proceeds) from the lease-purchase agreement referenced above, and expenditures associated with the construction and erection of the building. Specifically, it is the Transportation Fund of the City that requires adjustments. The supplemental appropriations approved by Resolution No. 18-05 are highlighted in the table below:

<table>
<thead>
<tr>
<th>Transportation Fund – 2018 Revenues</th>
<th>2018 Adopted Budget</th>
<th>2018 Amended</th>
<th>Total Supplemental Appropriation</th>
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<tr>
<td>Prime Capital, Inc. (Membrane Building)</td>
<td>($0.00)</td>
<td>($450,000)</td>
<td>$450,000</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Transportation Fund – 2018 Expenditures/Capital Projects</th>
<th>2018 Adopted Budget</th>
<th>2018 Amended</th>
<th>Total Supplemental Appropriation</th>
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<tr>
<td>Membrane Building (Prime Capital, Inc.)</td>
<td>$0</td>
<td>$450,000</td>
<td>$450,000</td>
</tr>
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City Council is authorized pursuant to Section 10.10 of the City's Home Rule Charter and C.R.S. § 29-1-109 to amend the budget after it is adopted. Adoption of Resolution No. 18-05 is necessary to ensure that the City remains in compliance with applicable state budget laws. A public hearing is required. Notice of the hearing was published in accordance with applicable Title 29 requirements.

At 7:22 p.m., Mayor Heider opened the Public Hearing for Resolution No. 18-05. Hearing no comments, Mayor Heider closed the Public Hearing at 7:23 p.m.

Mayor pro tem Voorhies moved to approve Resolution No. 18-05: A resolution of the City Council of the City of Central, Colorado amending the 2018 Budget and approving a Supplemental Appropriation to assist the City with completion of the Membrane Building Project. Alderman Laratta seconded, and without discussion, the motion carried unanimously.

Ordinance No. 18-01: An ordinance of the City Council of the City of Central, Colorado approving a Lease Purchase Agreement with Prime Capital, Inc.

Attorney McAskin explained that this ordinance approves the lease purchase agreement with Prime Capital, Inc. Prime Capital, Inc. will be providing financing to the City sufficient to allow the City to complete the Central City Membrane Structure Project (“Project”).
The Lease Purchase Agreement must be approved by ordinance. Section 5.8 of the City’s Home Rule Charter requires that every act creating an indebtedness or authorizing the borrowing of money shall be by ordinance. In addition, C.R.S. § 31-15-801 also requires that long-term municipal lease agreements be approved by ordinance. The Lease-Purchase Agreement contemplates a 10-year repayment term. Details of the amortization schedule are currently being finalized by Prime Capital and the City, and the final amortization schedule will be presented to City Council at the February 6th regular meeting.

The Lease Purchase Agreement will finance the completion of the Project. Following completion of the Project, the new Membrane Building will be utilized by the Fire Department, the Public Works Department and other City departments.

The City issued RFP No. 2017-CCFD-1 ("RFP") for the design and installation of a stressed membrane structure. The RFP specifically requested that firms responding to the RFP demonstrate the ability to deliver a “turn-key” project to the City, including construction and installation of the structure. City staff reviewed the proposals submitted in response to the RFP and determined that the proposal submitted jointly by Sprung Instant Structures, Inc. ("Sprung") and Reliant Construction Services Inc ("Reliant") satisfies the criteria in the RFP and desires to award the Project to Sprung and Reliant. Sprung will provide the design documents and materials for the Project, and Reliant will construct the membrane structure. The total cost for the Project is currently estimated at $450,000.00, although the City is still negotiating final costs based on bid alternatives and other design and installation details. The Lease Purchase Agreement contemplates a 10-year repayment term, with annual payments estimated at $55,122.00. Staff is working to finalize the documents for closing by February 28.

At 7:29 p.m., Mayor Heider opened the Public Hearing for Ordinance No. 18-01. Hearing no comments, Mayor Heider closed the Public Hearing at 7:29 p.m.

Alderman Aiken moved to adopt Ordinance No. 18-01: An ordinance of the City Council of the City of Central, Colorado approving a Lease Purchase Agreement with Prime Capital, Inc. Alderman Laratta seconded, and without discussion, the motion carried unanimously.

**ACTION ITEMS: NEW BUSINESS**

Resolution No. 18-06: A resolution of the City Council of the City of Central, Colorado confirming our commitment to obesity prevention and the promotion of healthy and active lifestyles.

CDD Rears explained that approving this resolution will establish and formalize the City's commitment to the promotion of healthy lifestyles, in the form of an active community, healthy food access and workplace wellness. Cities and their residents face increased health care costs and diminished quality of life due to the epidemic of obesity and people being overweight. Municipal leaders across Colorado are addressing the crisis by implementing policies that increase opportunities for healthy eating and active living. If the resolution is formally adopted, Central City becomes eligible for free support, training and technical assistance to assist with policy goals. There are 53 existing cities who have adopted similar resolutions in Colorado. City staff learned of this program from the Colorado Municipal League Newsletter and a specific program in which fresh produce via the Veggie Wagon routinely serves portions of Arvada. Another program, offered
through a mini-grant opportunity assisted with the development of a “Story Walk” in Cedaredge. Elements of both projects could be established in Central City as well. Live Well Colorado would also serve as a partner with the City as we investigate and pursue outside grant funding opportunities in-line with the program and the goals identified in this resolution.

Mayor Heider expressed concern for staff to manage an additional project and questioned if wellness is a core obligation of the City. Manager Miera explained that this program comes with free support and should not take staff time. CDD Rears added that the program will support overall business growth and serve as a partner for grant funding opportunities.

Alderman Laratta moved to approve Resolution No. 18-06: A resolution of the City Council of the City of Central, Colorado confirming our commitment to obesity prevention and the promotion of healthy and active lifestyles. Alderman Bell seconded, and without discussion, the motion carried 3 votes to 2 with Mayor Heider and Mayor pro tem Voorhies voting no.

REPORTS
Staff reports are in the packet.

COUNCIL COMMENTS
Mayor Heider reported that she is sending a Letter to the Editor to clarify the recent article about the State of the City as a combined effort from all of council and staff.

PUBLICFORUM/AUDIENCEPARTICIPATION
David Josslyn, GAA President, noted that the heat project has been completed in Washington Hall and thanked Council for help to get this project done. They are planning a Housewarming event on April 21st and will have several additional events in 2018 to utilize the space year round.

EXECUTIVE SESSION
At 8:02 p.m., Mayor Pro Tem Voorhies moved to go into Executive Session pursuant to C.R.S. § 24-6-402(4)(e) to instruct negotiators regarding the potential donation of property to the City in accordance with Section 14.6 of the Home Rule Charter; pursuant to C.R.S. § 24-6-402(4)(a) and -402(4)(e) to discuss the potential lease of City owned property and to instruct negotiators regarding same; and C.R.S. § 24-6-402(4)(b) to discuss specific legal questions regarding a notice of claim submitted to the City on or about January 26, 2018; and further moved to reconvene the February 6th regular City Council meeting at the conclusion of the executive session to provide instruction to City Staff, if required, or to adjourn the February 6th meeting. Alderman Laratta seconded, and without discussion, the motion carried unanimously.

At approximately 9:48 p.m. the executive session was concluded and Mayor Heider announced that the participants in the executive session had been: Mayor Kathryn Heider, Mayor Pro Tem Voorhies, Alderman Laratta, Alderman Aiken, Alderman Bell, City Manager Daniel Miera, City Attorney Marcus McAskin, Community Development Director Ray Rears and Stefan Van Der Steen (only for discussion of potential lease of City property).
Mayor Heider proceeded to make the following announcement: *For the record, if any person who participated in the executive session believes that any substantial discussion of any matters not included in the motion to go into executive session occurred during the executive session, or that any improper action occurred during the executive session in violation of the Open Meetings law, I ask that you state your concerns for the record.*

No concerns were noted.

Alderman Aiken moved to adjourn the February 6th regular City Council meeting. Alderman Bell seconded, and without discussion, the motion to adjourn was approved unanimously at 9:50 p.m.

The next regular City Council meeting is scheduled for Tuesday, February 20, 2018 at 7:00 p.m.

___________________________  ______________________________
Kathryn A. Heider, Mayor    Reba Bechtel, City Clerk
AGENDA ITEM #7
CITY COUNCIL COMMUNICATION FORM

FROM: Ray W. Rears, Community Development Director
CC: Daniel Miera, City Manager
DATE: February 20, 2018
ITEM: Resolution No. 18-07 — Memorialize the acquisition and acceptance of London Mine USMS 14803 & Improvements.
NEXT STEP: Council Action on Acceptance

______ORDINANCE
______MOTION
______INFORMATION

I. REQUEST OR ISSUE:

On January 31, 2018, Sharon M. Valentine (the “Grantor”) executed a quitclaim deed conveying the following real property to the City:

Mine, USMS: 14803; Mine Name: London; Percent 100; Acres 3.03; Described: Central City SECT, TWN, RNG: 12-35-73 W
COUNTY OF GILPIN,
STATE OF COLORADO

(the “Subject Property”). The Quitclaim Deed was recorded on February 13, 2018 at Reception No. 160855 in the real property records of Gilpin County. A copy of the Quitclaim Deed is attached for reference. The Grantor conveyed the Subject Property to the City at the request of her recently departed husband.

Resolution No. 18-07 memorializes the City’s acquisition of the Subject Property for the benefit of the Public.
II. BACKGROUND INFORMATION:

Staff has investigated and visited the site (photos below). Based on our GIS it appears to include a portion of the "Memorial", most of the City Water Academy Cistern Building, an abandoned smaller shed roof structure, large portions of Academy Street (traveled portion) and a relatively small mine tailings pile are within this parcel – though no survey is on file to confirm this information.

The property size is described to be 3.03 Acres.

Staff is supportive of the City accepting the donation by Ms. Valentine given the number of public improvements currently encumbering the site as well accessible level terrain adjacent to the roadway.
III. **FISCAL IMPACTS:**

Total cost for title work, recording, plus outstanding property tax due is estimated to be below $800.

IV. **RECOMMENDED ACTION / NEXT STEP:**

Approve Resolution 18-07 accepting the subject property.

V. **LEGAL ISSUES:**

None. C.R.S. § 31-15-101(3)(d), authorizes the City to acquire and dispose of real property.

VI. **CONFLICTS OR ENVIRONMENTAL ISSUES:**

None.

VII. **SUMMARY AND ALTERNATIVES:**

1. Move to approve Resolution No. 18-07 to memorialize the acquisition of the Subject Property
2. Table for further discussion.
3. Decline to accept the Subject Property.

**Attachments:**

1. Quitclaim Deed (recorded)
2. Resolution No. 16-22
CITY OF CENTRAL, COLORADO
RESOLUTION NO. 18-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CENTRAL
MEMORIALIZING THE ACQUISITION OF THE LONDON MINE USMS 14803 BY THE
CITY OF CENTRAL

WHEREAS, pursuant to C.R.S. § 31-15-101(1)(d), the City of Central ("City") is
authorized to acquire and dispose of real property; and

WHEREAS, Section 14.6 of the City's Home Rule Charter authorizes the City Council to
accept gifts and donations of property, including real property; and

WHEREAS, by Quitclaim Deed dated January 31, 2018 and recorded on February 13,
2018 at Reception No. 160855 in the real property records of Gilpin County, Colorado, Sharon
M. Valentine conveyed the following property to the City:

Mine, USMS: 14803; Mine Name: London; Percent 100; Acres 3.03; Described: Central City
SECT, TWN, RNG: 12-35-73w
COUNTY OF GILPIN,
STATE OF COLORADO

Gilpin County Parcel I.D. (Account No. N00288a), and being all of the real property
described in that certain Treasurer's Deed recorded on April 9, 2009 at Reception No.
138843 in the real property records of Gilpin County, State of Colorado, and that
certain correction deed recorded on April 5, 2016 at Reception No. 156036 in the real
property records of Gilpin County, State of Colorado.

(the "Subject Property"); and

WHEREAS, the City Council desires to acknowledge the generous gift of Sharon M.
Valentine; and

WHEREAS, the City Council further desires to memorialize the City's acceptance of the
donation of the Subject Property by and through the adoption of this Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
CENTRAL, COLORADO, THAT:

Section 1. The City Council hereby acknowledges the delivery and recording of the
Quitclaim Deed referenced above. The City Council desires to thank Sharon M. Valentine for
her generous gift of the Subject Property to the City. This Resolution shall memorialize the
City's acceptance of the Subject Property.

Section 2. The City Manager shall be authorized to acquire an owner's policy of title insurance on the Subject Property in an amount determined necessary and reasonable by the City Manager, but not to exceed two hundred and fifty thousand dollars ($250,000.00) worth of coverage, unless coverage in an amount exceeding $250,000 is approved by City Council via duly-adopted motion or resolution.

Section 3. Effective Date. This Resolution shall take effect upon its approval by the City Council.


CITY OF CENTRAL, COLORADO

By:________________________________________
   Kathryn A. Heider, Mayor

ATTEST:                                APPROVED TO FORM:

By:________________________________________
   Reba Bechtel, City Clerk

By:________________________________________
   Marcus McAskin, City Attorney
AGENDA ITEM # 8
CITY COUNCIL COMMUNICATION FORM

FROM: Ray Rears, Community Development Director

DATE: February 20, 2018

ITEM: Ordinance No. 18-02 - An Ordinance of the City Council of the City of Central, Colorado, Conditionally Approving a Lease Agreement with Denver Adventures, LLC

_____ ORDNANCE
_____ MOTION
_____ INFORMATION

I. REQUEST OR ISSUE:

Ordinance 18-02 (the “Ordinance”) conditionally approves a lease agreement with Denver Adventures LLC (the “Lease Agreement”) to permit Denver Adventures, LLC (the “Operator”) to lease up to three (3) acres of City-owned property at Chase Gulch Reservoir (the “Leased Premises”) for Operator’s adventure-related activities including zip lines and a ropes course.

The Lease Agreement is currently being prepared by City Staff and the City Attorney. Currently it is anticipated that the final draft of the Lease Agreement will be distributed to City Council in the March 6th regular meeting packet.

II. RECOMMENDED ACTION / NEXT STEP:

Approve Ordinance No. 18-02 on first reading and set a public hearing and second reading of the Ordinance on a time and date certain.

Currently, it is anticipated that second reading of the Ordinance will occur on Tuesday, March 6, 2018.
III. **FISCAL IMPACTS:**

Staff is continuing negotiations with the Operator regarding the specific terms of the Lease Agreement and Operating Plan to be incorporated in the Lease Agreement. The City and Operator are currently discussing a graduated payment plan in which Central City would receive fixed rental payments (based on revenues generated by the Operator) for the use of the Leased Premises once the operation is fully established. The project is expected to increase revenue for the City directly as well as promote additional business activity over the long-term in the downtown historic core.

IV. **BACKGROUND INFORMATION:**

City staff has been working with the Operator over last few months to develop a suitable plan for its operation. As set forth above, the final draft of the Lease Agreement is currently contemplated to be completed by City Council’s March 6th regular meeting.

The Operator desires to start construction this spring, in order to potentially open operations (for Phase 1 improvements) by mid to late summer of 2018.

Land Development Code Section 16.1.101.b.1 gives City Council exclusive review of this request, since the property is owned by Central City.

The Ordinance conditionally approves the Lease Agreement, and authorizes the Mayor to execute the Lease Agreement on behalf of the City once the following conditions have been satisfied:

(a) The City and Operator have caused a legal description and map of the Leased Premises to be prepared, signed and stamped by a licensed professional land surveyor, which description of the Leased Premises will be incorporated into the Lease Agreement as *Exhibit A*; and

(b) The City and Operator have agreed on the terms and conditions of the Project-specific operating plan (the "Operating Plan"), which Operating Plan will be incorporated into the Lease Agreement as *Exhibit B*.

These conditions are specifically set forth in the Ordinance.

V. **LEGAL ISSUES:**

None.
VI. CONFLICTS OR ENVIRONMENTAL ISSUES:

None.

VII. SUMMARY AND ALTERNATIVES:

City Council has the following options:

(1) Adopt Ordinance No. 18-02 on first reading, as may or may not be amended;

(2) Direct staff to make revisions to the Ordinance and schedule consideration of the Ordinance on a future City Council agenda for first reading; or

(3) Reject or deny the Ordinance.

RECOMMENDED MOTION: "I move to approve Ordinance No. 18-02, an ordinance of the City Council of the City of Central, Colorado conditionally approving a lease agreement with Denver Adventures, LLC, on first reading, and further move that second reading and public hearing on the ordinance be scheduled for Tuesday, March 6, 2018, at 7:00 PM to be held in these Council Chambers."
CITY OF CENTRAL, COLORADO
ORDINANCE 18-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CENTRAL, COLORADO CONDITIONALLY APPROVING A LEASE AGREEMENT WITH DENVER ADVENTURES, LLC

WHEREAS, the City of Central ("City") is a home rule municipality with all powers granted by Article XX of the Colorado Constitution and the City’s Home Rule Charter; and

WHEREAS, the City Council of the City possesses the authority to enter into lease agreements for real property owned by the City when deemed by the City Council to be in the best interest of the City; and

WHEREAS, the City and Denver Adventures, LLC, a Colorado limited liability company ("Operator") have agreed to the terms and conditions by which the City will lease certain property within the Chase Gulch Reservoir for use as a zip line and ropes course (the "Project"); and

WHEREAS, the property to be leased to the Operator shall not exceed three (3) acres of City-owned property (the "Leased Premises"), unless an expansion of the boundaries of the Leased Premises is approved by subsequent Ordinance duly adopted by City Council; and

WHEREAS, the primary term of the Lease Agreement (the "Lease") shall be ten (10) years, with an option to extend the Lease for two (2) additional ten-year terms.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CENTRAL, COLORADO THAT:

Section 1. Conditional approval of Lease Agreement. The Lease Agreement in the form attached as Exhibit 1 is hereby approved. The Mayor, with the input of the City Manager and City Attorney shall be authorized to negotiate non-material changes to the Lease prior to execution by the City, provided that such changes do not increase the financial obligations of the City. The Mayor and other proper City officials are hereby authorized to execute the Lease by and on behalf of the City of Central following review and approval of the Lease as to form by the City Attorney, and following the date on which the following conditions have been satisfied:

(a) The City and Operator have caused a legal description and map of the Leased Premises to be prepared, signed and stamped by a licensed professional land surveyor, which description of the Leased Premises will be incorporated into the Lease Agreement as Exhibit A; and

(b) The City and Operator have agreed on the terms and conditions of the Project-specific operating plan (the "Operating Plan"), which Operating Plan will be incorporated into the Lease Agreement as Exhibit B.
Section 2. Delegation of Authority to City Manager. The City Manager shall be authorized to approve the Operating Plan prior to its incorporation into the Lease. No further City Council approval of the Operating Plan shall be required. The City Manager shall also be authorized to execute and deliver any and all other documents reasonably necessary or convenient to effectuate the intent of the Lease, in accordance with the terms of this Ordinance.

Section 3. Severability. If any part or provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 4. Safety Clause. The City Council finds and declares that this Ordinance is promulgated and adopted for the public health, safety and welfare and this Ordinance bears a rational relation to the legislative object sought to be obtained.

Section 5. Effective Date. This Ordinance shall become effective immediately following publication, public hearing and the approval of City Council following second reading in accordance with Sections 5.9 and 5.10 of the City Charter.

INTRODUCED AND READ by title only on first reading at the regular meeting of the City Council of the City of Central on the 20th day of February, 2018, at Central City, Colorado.

CITY OF CENTRAL, COLORADO

Kathryn A. Heider, Mayor

Approved as to form:

Marcus McAskin, City Attorney

ATTEST:

Reba Bechtel, City Clerk
PASSED AND ADOPTED on second reading, at the regular meeting of the City Council of the City of Central on the 6th day of March, 2018.

CITY OF CENTRAL, COLORADO

______________________________
Kathryn A. Heider, Mayor

ATTEST:

______________________________
Reba Bechtel, City Clerk

POSTED IN FULL AND PUBLISHED BY TITLE AND SUMMARY in the Weekly Register Call newspaper on February 22, 2018.

POSTED AND PUBLISHED BY TITLE [AND SUMMARY IF AMENDED ON SECOND READING] in the Weekly Register Call newspaper on March 8, 2018.
Exhibit 1

Lease Agreement
<table>
<thead>
<tr>
<th><strong>Building</strong></th>
<th>2017</th>
<th>39 permits</th>
<th>Value - 2017 - $655,900</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permits</td>
<td>2018</td>
<td>4 permits</td>
<td>Value - 2018 - $84,819</td>
</tr>
<tr>
<td>Elevator Inspections</td>
<td>Draft MOU from State under review</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Planning</strong></th>
<th>Various Initial Development/Building Inquires addressed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Growth IGA – Update and Discussion Started – Jan. 2018</td>
</tr>
<tr>
<td>Planning Commission</td>
<td>Last meeting – January 2018</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Economic Development</strong></th>
<th>Northwest Colorado Enterprise Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Local Business pursuing tax credit for Qualified Work</td>
</tr>
<tr>
<td></td>
<td>Central City Opera – Contribution Project Status Obtained</td>
</tr>
<tr>
<td></td>
<td>Belvidere Theater – Contribution Project Status being pursued</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Urban Land Institute</strong></th>
<th>T.A.P. Program $15,000</th>
<th>$5,000 from CC BID &amp; $5,000 from DRCOG (grant ap. pending)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Parking Fee In-Lieu Other jurisdiction information being obtained</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Historic Preservation</strong></th>
<th>Belvidere Theater</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner Representative Search Underway</td>
<td></td>
</tr>
<tr>
<td>Consultant hired to find and obtain outside grant funding</td>
<td></td>
</tr>
<tr>
<td>Formal donation program being considered</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Washington Hall</th>
<th>Heat Installation</th>
<th>Heat is operational, project closeout is underway</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th><strong>Historic Preservation Commission</strong></th>
<th>Vacancy Filled</th>
</tr>
</thead>
<tbody>
<tr>
<td>Last Meeting – February 2018</td>
<td>Topic: Change of Roof design</td>
</tr>
<tr>
<td>2018 cases</td>
<td>1</td>
</tr>
<tr>
<td>Training</td>
<td>Saving Places Conference (3 members) Jan./Feb. 2018</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Visitor Center</strong></th>
<th>New items being pursued to sell</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th><strong>Code Enforcement</strong></th>
<th>Respond to complaints made -</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>35</td>
</tr>
<tr>
<td>2017</td>
<td>33</td>
</tr>
<tr>
<td>2018</td>
<td>4</td>
</tr>
<tr>
<td>Wellness Program</td>
<td>Marketing/Events</td>
</tr>
<tr>
<td>------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>Training at UC Denver</td>
<td>Super Grants</td>
</tr>
<tr>
<td>Managing consultants</td>
<td>YouTube.com</td>
</tr>
<tr>
<td>Strategic and annual plan for the City website and operations</td>
<td>Ongoing Issues: work with consultant and cable company continues</td>
</tr>
<tr>
<td>Public Access Cable Channel</td>
<td>Administration, promotion and monitoring continues</td>
</tr>
</tbody>
</table>

**Audio Visual / Website / Information Technology**

<table>
<thead>
<tr>
<th>Branding</th>
<th>Crowd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hot Rod Hill climb</td>
<td>Sponsorship</td>
</tr>
<tr>
<td>Saving Places Conference 2018 – Copperfield</td>
<td>Guide</td>
</tr>
<tr>
<td>Paid attendance</td>
<td>Radio ads</td>
</tr>
<tr>
<td>Ads running for 2018 and beyond</td>
<td>Print ads</td>
</tr>
<tr>
<td>Ads running for 6 months from Spring to Fall</td>
<td>Print ads</td>
</tr>
<tr>
<td>&quot;First 2018 Rock Card&quot;</td>
<td>Print ads</td>
</tr>
</tbody>
</table>

**Direct City Marketing / Promotion**

<table>
<thead>
<tr>
<th>Selection</th>
<th>Marketing Downtown Colorado Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>VISTA program</td>
<td>Shaming</td>
</tr>
<tr>
<td>机制</td>
<td>Self-running</td>
</tr>
<tr>
<td>January 2018</td>
<td>&quot;Main Street Central City&quot;</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Promotional Videos</th>
<th>Video #4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Video #3</td>
<td>Video #2</td>
</tr>
<tr>
<td>Video #1</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Interactive Walking Tour</th>
<th>Mobile Town Guide developed &quot;Mobile Town Guide Central City&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central City App</td>
<td>Leases have been determined</td>
</tr>
</tbody>
</table>

**Ready**

<table>
<thead>
<tr>
<th>Technology</th>
<th>Audio Visual / Website / Information Technology</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hot Rod Hill climb</td>
<td>Sponsorship</td>
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<td>Print ads</td>
</tr>
</tbody>
</table>
To: Mayor Heider, City Council, and City Manager

From: Sam Hoover, Public Works Director

Date: February 1, 2018

Re: Bi-weekly Report

Since our last council update, public works staff has performed the following activities:

- Replaced the street light at Main St & Nevada St (this was hit in an accident)
- Swept the Parkway
- Cleaned out the sand shed
- Continued anchoring the cemetery fencing
- Plowed snow
- Installed exit signs and repaired the walkway at Washington Hall
- Installed some veneer brick where brick on the Fire Station was damaged and painted it
- Performed 2000 hr service on 624 loader
- Patched potholes on Eureka St
To: Daniel R. Miera, City Manager
Cc: Mayor and Council
From: Abigail R. Robbins, Finance Director
Date: February 20, 2018
Re: Staff Report

➢ Finance

- The City is in the process of procuring the auditing services of a firm whom specializes in sales and use tax audits of casinos and marijuana shops.

- Assisted the Water Department with completing a loan application with the Drinking Water Revolving Fund.

- Completed the 2017 Worker’s Compensation Payroll Audit.

➢ Human Resources

- Attended the performance audit of the Loss Control Standards with CIRSA. Per CIRSA, the City had never received such a high score with regard to this audit.