

**CITY OF CENTRAL  
CITY COUNCIL MEETING  
February 18, 2014**

**CALL TO ORDER**

A regular meeting of the City Council for the City of Central was called to order by Mayor Engels at 7:01 p.m., in City Hall on February 18, 2014.

**ROLL CALL**

Present: Mayor Engels  
Alderman Gaines  
Alderman Heider  
Alderman Spain  
Alderman Voorhies

Absent: None

Staff Present: City Clerk Bechtel  
Attorney McAskin  
Finance Director Flowers  
Planner/HPO Fejeran  
Police Chief Krelle  
Fire Chief Allen  
Utilities Superintendent Griffith

**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 Gaines moved to approve the consent agenda containing the regular bill lists for February 6 and 13, 2014; and the City Council minutes for the meeting on February 4, 2014. Alderman Voorhies seconded, and without discussion, the motion carried unanimously.

**GUEST SPEAKER**

Police Officer Tom Roe along with his fellow officers presented Police Chief Terry Krelle a plaque to honor his 30 years of dedicated service to Central City and 10 years as Police Chief.

**PUBLIC FORUM/AUDIENCE PARTICIPATION**

No one requested time to address the Council.

**SECOND READING AND PUBLIC HEARING**

Ordinance No. 14-01: An Ordinance of the City Council of the City of Central amending Article V of Chapter 2 of the Municipal Code regarding the Planning Commission.

Attorney McAskin gave the background as follows:

This ordinance was approved on first reading on February 4, 2014, with a minor revision to Section 2-5-50(a) to clarify that the Planning and Zoning Commission will elect a Chairperson and a Vice-Chairperson at the first regular meeting of each calendar year.

Ordinance No. 14-01 proposes minor revisions to Chapter 2, Article V of the Municipal Code, pertaining to the City's Planning and Zoning Commission ("Planning Commission"). The minor revisions set forth in Ordinance 14-01 are being proposed by City Staff in order to authorize the appointment of an alternate to the Planning Commission. This topic was discussed at the January 21, 2014 work session.

The minor revisions to Chapter 2, Article V of the Code addressed in Ordinance 14-01 include the following:

- Adding language authorizing the appointment of an alternate member to the Planning Commission (the alternate shall be appointed by the Mayor and confirmed by a majority of City Council); and
- Other revisions intended to conform Article V of Chapter 2 (Code provisions pertaining to Planning Commission) to Article VI of Chapter 2 (Code provisions pertaining to the Historic Preservation Commission).

Mayor Engels opened the public hearing at 7:08 p.m. and invited comment. Hearing no comment, Mayor Engels closed the public hearing at 7:08 p.m.

Alderman Voorhies moved to adopt Ordinance No. 14-01: An ordinance of the City Council of the City of Central amending Article V of Chapter 2 of the Municipal Code regarding the Planning Commission. Alderman Heider seconded, and without discussion, the motion carried unanimously.

#### **ACTION ITEMS: NEW BUSINESS**

Resolution No. 14-04: *A resolution appointing the Municipal Judge and extending the term and compensation for service.*

City Clerk Bechtel explained that this is an extension for the appointment of David R Gloss as the Central City Municipal Judge effective February 1, 2014 to expire on January 31, 2016 with eligibility for additional two year terms. Compensation will remain the same at \$700 per month or \$8,400 annually.

Alderman Heider asked for details of court. Judge Gloss explained that it is held once a month and has many more cases than two years ago. Judge Gloss also added that the Whitney Adler, Court Clerk is excellent and wonderful to work with.

Alderman Gaines added that she had been told by a person who had a court summons recently that Judge Gloss is very good.

Alderman Spain moved to approve Resolution No. 14-04: A resolution appointing the Municipal Judge and extending the term and compensation for service. Alderman Heider seconded, and without discussion, the motion carried unanimously.

Resolution No. 14-05: *A resolution of the City Council of the City of Central, Colorado conditionally approving a Special Review Use Permit for certain resort mobile homes to be installed on the KOA Campground property.*

Planner Fejeran gave background as follows:

Whispering Pines, LLC the owner and operator of the KOA Campground (the “applicant”) has submitted an application for a special review use. Specifically, the applicant seeks to locate Camp RVs on the KOA Campground. The application was referred to the Planning Commission and the Planning Commission held a public hearing on the application on February 6, 2014. By a vote of 5 to 0, Planning Commission recommended approval of the special review use permit to City Council, subject to certain conditions set forth in Resolution No. 14-PC-01.

Approve Resolution No. 14-05 following discussion at the February 18, 2014 regular meeting. Section 16-4-40(b) provides City Council with discretion to conduct a public hearing on the application, or may proceed without a public hearing. Approval of the Resolution will approve the special review use permit, subject to certain conditions and modifications more particularly set forth in the Resolution, which conditions and modifications on the special review use permit have been recommended by the Planning Commission.

Prior to commencement of work related to the placement/location of the Camp RVs on the KOA Campground, the applicant is required to enter into a written agreement with the City, as required by Section 16-4-50 of the Municipal Code. The conditions set forth in Section 4 through Section 7 of Resolution No. 14-05 will be set forth in the written agreement. No work related to the installation of the Camp RVs on the KOA Campground property may begin unless and until such agreement has been prepared and executed by the applicant and the City.

Alderman Gaines moved to approve Resolution No. 14-05: A resolution of the City Council of the City of Central, Colorado conditionally approving a Special Review Use Permit for certain resort mobile homes to be installed on the KOA Campground property. Alderman Voorhies seconded, and without discussion, the motion carried unanimously.

### **STAFF UPDATES**

City Planner Fejeran reviewed the Pit Rally event. Staff has been in communication with the organizer but has not received a Special Event Packet as they are still meeting with the businesses and working out several details. Staff will bring the completed packet to review with Council at a work session before staff gives approval.

Council consensus is to have the AGE Parking Lot discussion on the March 18, 2014 work session agenda with a discussion of a parking garage structure.

Alderman Gaines asked about the PT Police officer program. Chief Krelle stated that this program works well for about \$5,000 a year for 3 to 4 PT officers to cover vacations or special events.

Alderman Voorhies asked if staff had any information on the Black Hawk Gregory Street Realignment Project. Planner Fejeran stated that he is not sure about their start date and has not seen any plans.

### **ATTORNEY UPDATES**

#### Alan Lanning Resignation Letter

Alderman Heider moved to accept Mr. Lanning’s resignation letter dated February 12, 2014. Alderman Voorhies seconded, and without discussion, the motion carried unanimously.

Ratify Mayor’s Signature on Lanning Separation Agreement

Alderman Gaines moved to approve the Separation Agreement, waiver, and release of claims between the City and Alan Lanning, and further move to ratify the Mayor’s signature on the agreement dated February 11, 2014. Alderman Heider seconded, and without discussion, the motion carried unanimously.

Professional Services Agreement with Miller Municipal Consultants

Alderman Voorhies moved to approve the Professional Services Agreement by and between the City and Miller Municipal Services in the amount of \$13, 750 plus any authorized reimbursable expenses. Alderman Heider seconded, and without discussion, the motion carried unanimously.

Establish City Manager Search Committee

Alderman Heider moved to establish the City Manger search committee of the City of Central, Colorado, in accordance with the CRS 24-6-402(3.5); that the committee shall be comprised of the Mayor and all members of City Council; and that the search Committee be authorized to hold Executive Sessions to consider appointment or employment matters as authorized by Colorado Law. Alderman Voorhies seconded, and without discussion, the motion carried unanimously.

Mayor Engels reviewed the process going forward with Ron Miller: he will meet with each Council member; put the criteria together; post the position; and review the applications. The search committee will interview candidates with staff input; and before a final selection, we will hold a Meet & Greet event with the community.

Council consensus is set a staff meeting to discuss the interim position as well as staff support through the vacancy period.

**COUNCIL COMMENTS**

Alderman Gaines gave kudos to Public Works for their efforts through the recent storm events.

**PUBLIC FORUM/AUDIENCE PARTICIPATION**

Joe Behm, CCBID Director, suggested that we send a summary to CDOT on the items we requested at the work session. Alderman Gaines offered to assist him in putting that summary together.

Mr. Behm also encouraged meeting with the business community in the hiring process for the City Manager position and reminded staff that the rock to be used for the Quartz Hill project needs to be chosen carefully.

At 8:16 p.m., Mayor Engels adjourned the meeting.

The next Council meeting is scheduled for February 18, 2014 at 7:00 p.m.

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Ronald E. Engels, Mayor

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Reba Bechtel, City Clerk