

**CITY OF CENTRAL
CITY COUNCIL MEETING
May 5, 2015**

CALL TO ORDER

A regular meeting of the City Council for the City of Central was called to order by Mayor Engels at 7:00 p.m., in City Hall on May 5, 2015.

ROLL CALL

Present: Mayor Engels
Mayor Pro Tem Heider
Alderman Voorhies
Alderman Gaines
Alderman Laratta

Absent: None

Staff Present: City Manager Miera
City Clerk Bechtel
Attorney McAskin
Police Chief Krelle
Fire Chief Allen

The Pledge of Allegiance was recited by all present.

ADDITIONS AND/OR AMENDMENTS TO THE AGENDA

Attorney McAskin added an Executive Session pursuant to C.R.S. Sections 24-6-402(4)(b) at the end of the meeting before adjournment for Council to receive legal advice regarding Article II of Chapter 15 of the Municipal Code.

CONFLICTS OF INTEREST

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

CONSENT AGENDA

Alderman Gaines moved to amend the consent agenda to approve the minutes separate from the bill list. Alderman Voorhies seconded, and without discussion, the motion carried unanimously.

Alderman Gaines moved to approve the regular bill list of April 23 and 30, 2015. Alderman Voorhies seconded, and without discussion, the motion carried unanimously.

Alderman Gaines moved to approve the City Council minutes for the meeting on April 21, 2015. Alderman Voorhies seconded, and without discussion, the motion carried unanimously with Mayor Pro Tem Heider abstaining due to her absence for the April 21, 2015 meeting.

PUBLIC FORUM/AUDIENCE PARTICIPATION

No one requested time to address the Council.

SECOND READING AND PUBLIC HEARING

Ordinance No. 15-01: *An ordinance of the City Council of the City of Central amending and restating the City of Central City Council Rules of Procedure.*

Attorney McAskin explained that Ordinance No. 15-01 proposes minor revisions to the City Council Rules of Procedure (the “Rules”). The minor revisions to the Rules set forth are being proposed to clarify meeting procedures in the event that both the Mayor and Mayor Pro Tem are absent from a Council meeting. The minor revisions to the Rules addressed in Ordinance 15-01 include the following:

- Clarifying change in Rule 1 to delete reference to work sessions being held on the second and fourth Thursdays of each month, as that does not comport with current practice.
- Clarifying change to Rule 1 to insert language addressing public participation at Council work sessions (allowed, but at City Council’s discretion and if time permits).
- Insertion of new Rule 5 (Roles and Responsibilities of the Mayor Pro Tem) and new Rule 6 (Temporary Chair).
- Renumbering the balance of the current Rules to account for the insertion of new Rule 5 and Rule 6.

Alderman Gaines suggested a change in the order of the sentences in Rule 1 to help clarify that community input is welcome. Attorney McAskin agreed to make those revisions.

Mayor Engels opened the public hearing at 7:12 p.m. and invited comment. With no comments offered, Mayor Engels closed the public hearing at 7:13 p.m.

Alderman Voorhies moved to adopt Ordinance No. 15-01: An ordinance of the City Council of the City of Central amending and restating the City of Central City Council Rules of Procedure as amended for sentence order in Rule 1. Mayor Pro Tem Heider seconded, and without discussion, the motion carried unanimously.

Ordinance No. 15-02: *An ordinance of the City Council of the City of Central approving a Lease Agreement by and between the City and Central City, LLC for the premises known as 117 Main Street, 123 Main Street, and 125 Main Street.*

City Manager Miera reviewed the proposed ordinance which authorizes the City to enter into a Lease Agreement for three addresses. These lease agreements are an attempt to further the economic development plan entitled Maintain Central which provides public support for economic development projects in the City that foster, promote and enhance local economic development efforts. And it specifically contemplates the City entering into long-term rental and/or leasehold agreements as necessary to fulfill authorized functions of the City, including but not limited to the implementation of the Plan.

The City currently uses some of its own properties to provide space to various entities including Art Galleries and a Museum. Various property owners, including nonprofit entities, currently provide space to tenants in a similar fashion. An important goal of this type of activity is to retain and/or incubate certain businesses; without such assistance, they may not otherwise exist within the local economy. This economic development function also serves to occupy some of the empty historic spaces, which helps to preserve the historic buildings within the City. Additionally the operations and improvements associated with the increased activity ultimately may serve to increase assessed values in the area over time.

The leasing of the Premises would provide the City with overflow meeting space, a venue for showcasing public art, and space for special events or festivals. The Premises also contains office space that could be used for the City's economic development consultant and/or the Main Street Central City Program Director as well as the City will maintain control of the spaces that are not fully occupied.

Fiscal impacts in acquiring control of the premises under the agreement will cost the City \$1.00 through December 31, 2016 and may be extended for \$1.00 per year thereafter. Property insurance rates through CIRSA are estimated at \$1,500 per year. There will also be a loss of property tax revenue to the City.

Alderman Gaines questioned if the \$1.00 lease was per address. City Manager Miera explained that it is \$1.00 for all three addresses.

Mayor Pro Tem Heider confirmed that this will reduce the tax requirements for the property owner. City Manager Miera clarified that any current tax owed on these addresses would be the liability of the property owner. If the property is completely tax free due to the uses of the City with the property then all property taxes on these properties would come off the tax roles.

Mayor Engels opened the public hearing at 7:26 p.m. and invited comment. With no comments offered, Mayor Engels closed the public hearing at 7:27 p.m.

Alderman Gaines moved to adopt Ordinance No. 15-02: An ordinance of the City Council of the City of Central approving a Lease Agreement by and between the City and Central City, LLC for the premises known as 117 Main Street, 123 Main Street, and 125 Main Street. Mayor Pro Tem Heider seconded, and without discussion, the motion carried unanimously.

ACTION ITEMS: NEW BUSINESS

Ordinance No. 15-03: *An ordinance repealing and reenacting Article I of Chapter 18 of the City of Central Municipal Code to adopt by reference the International Building Code, 2015 Edition; the International Fire Code, 2015 Edition; the International Residential Code for one and two family dwellings, 2015 Edition; the International Mechanical Code, 2015 Edition; the International Plumbing Code, 2015 Edition; the International Energy Conservation Code, 2015 Edition; 2015 Edition; the International Existing Building Code, 2015 Edition; the International Fuel Gas Code, 2015 Edition; and, making specific amendments to the above referenced codes.*

Gary Pringey, City Building Official, gave background on the process for updating the code from the current 2009 Edition. In discussion of the details regarding the proposed changes, Council requested that we take this item to a work session to have time to review all the changes with concern for impact to historic properties.

Alderman Gaines moved to table Ordinance No. 15-03 pending a work session scheduled on June 2, 2015 at 6:00p.m. Alderman Voorhies seconded, and without discussion, the motion carried unanimously.

STAFF UPDATES

City Manager Miera gave information regarding questions from Council:

Quarterly Work Session with the BID – scheduled for May 19 at 6:00p.m.

Public Works Director – interviews completed and an offer presented to one candidate with an

expected start date of May 18

Eureka Street Projects – work by both Xcel and Centurylink are waiting to be scheduled

Knights of Pythias – staff is working with them for compliance

Clifton Allen Larson – may assist with the Caselle conversion and other services to replace Shannon Flowers though there is not a definite scope of work at this time

COUNCIL COMMENTS

Alderman Voorhies reminded staff that as summer is approaching, the Exit from the Parkway near KOA would be beneficial for safety. City Manager Miera stated that since the City did not receive Reddi Grant funding, we are looking at additional grant opportunities and JVA is working on the design.

Alderman Laratta added that with the summer season approaching, it is the time to get the DO NOT ENTER sign at the entrance to Main Street removed. City Manager Miera explained that JVA is working to finalize their exhibits for a presentation to Council.

PUBLICFORUM/AUDIENCEPARTICIPATION

Bob Branstetter, 100 Casey, offered his opinion on the ownership of service lines in the public ROW which included that we should not burden the homeowners with the cost for locates and repair when much of the time the problem is the City line and the City should hire the contractor and maintain control of the project keeping to City standards.

Barbara Thielemann, 101 H Street, reviewed the details for Central City Community Pride Day to be held on May 29th.

Mayor Pro Tem Heider moved to go into Executive Session pursuant to C.R.S. Sections 24-6-402(4)(b) to receive legal advice regarding Article II of Chapter 15 of the Municipal Code and to reconvene the Council meeting at the conclusion of the executive session for the purpose of taking any action deemed necessary, and to adjourn the May 5, 2015 regular Council meeting..

At 8:22 p.m., Mayor Engels adjourned the meeting.

The next Council meeting is scheduled for May 19, 2015 at 7:00 p.m.

Ronald E. Engels, Mayor

Reba Bechtel, City Clerk