

**CITY OF CENTRAL
CITY COUNCIL MEETING
May 7, 2013**

CALL TO ORDER

A regular meeting of the City Council for the City of Central was called to order by Mayor *pro tem* Spain at 6:00 p.m., in City Hall on May 7, 2013.

ROLL CALL

Present: Mayor Engels (arrived at 6:07)

Alderman Spain
Alderman Voorhies
Alderman Gaines
Alderman Heider

Absent: None

Staff Present: Manager Lanning
City Clerk Bechtel
Attorney McAskin
Finance Director Flowers
Operations Director Kisselman
Utilities Superintendent Griffith
Police Chief Krelle

EXECUTIVE SESSION

At 6:04 p.m., Alderman Spain moved to go into Executive Session pursuant to C.R.S. 24-6-402(4)(b) and (4)(e) to discuss specific legal questions and to instruct negotiators concerning pending water rights cases concerning the City of Central. Alderman Gaines seconded, and without discussion, the motion carried unanimously.

At 7:02 p.m., Mayor Engels reconvened regular session.

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 April 18, 25, and May 2, 2013; Revenue & Expenditure Report as of April 30; and the City Council minutes of April 16, 2013. Alderman Voorhies seconded, and without discussion, the motion carried unanimously.

PUBLIC FORUM/AUDIENCE PARTICIPATION

No one requested time to address the Council.

SECOND READING AND PUBLIC HEARING

Ordinance No. 13-06: *An ordinance of the City Council of the City of Central, Colorado adopting a new Chapter 12 titled “Design and Development Standards”; adopting the City of Central Standards and Specifications for Design and Construction by reference; setting forth in full the penalty provisions; and setting for the details in relation thereto.*

Operations Director Kisselman explained that the adoption of the Standards will allow the City to provide developers, designers, engineers, residents and the like with information with respect to development, procedures, and materials required by the City for infrastructure projects as a guideline for new construction projects. This has been in development for nearly a year with the assistance of staff and JVA Engineering.

Alderman Heider asked if this had been sent out for peer review such as other municipalities and our Historic Preservation Commission and Planning Commission. OP Director Kisselman stated that our engineering firm JVA has pulled information for these standards from other municipalities and that HPC and PC have not been asked to review the standards. Alderman Heider stated that it may be good to postpone this approval until the commissions have had an opportunity to review and comment.

Mayor Engels stated that these commissions may have difficulty with the technical aspects of these standards. Alderman Gaines added that Historic Preservation guidelines would be adhered to in addition to the requirements of the standards. Manager Lanning stated that staff is working now with a couple of projects that we would like to proceed with under these standards which are basic engineering documents and which can be amended as needed but delaying approval would not serve any benefit to the city.

Mayor Engels opened the public hearing at 7:14 p.m. for Ordinance No. 13-06 and invited comment. Hearing no comment, Mayor Engels closed the public hearing at 7:15 p.m.

Alderman Gaines moved to adopt Ordinance No. 13-06: *An ordinance of the City Council of the City of Central, Colorado adopting a new Chapter 12 titled “Design and Development Standards”; adopting the City of Central Standards and Specifications for Design and Construction by reference; setting forth in full the penalty provisions; and setting for the details in relation thereto.* Alderman Spain seconded. In discussion, Alderman Gaines stated she did not want to postpone but would ask staff to send the Standards to the HPC and PC to review and comment. Attorney McAskin added that the standards will also be available on the website. When Mayor Engels called the question, the motion carried 4 votes to 1 with Alderman Heider voting no.

NEW BUSINESS

Resolution No. 13-05: *A resolution of the City Council of the City of Central, Colorado approving a license agreement authorizing the Gilpin County Arts Association to utilize a portion of the Visitor Center.*

Finance Director Flowers explained that one of staff’s goals over the past couple of years has been to increase the types of tourist based activities within the City that are available on a year-round basis. To that end, the City has been working with the existing non-profits that provide tourist experiences to do just this. The Gilpin County Arts Association already leases the upper portion on Washington Hall to use as its display space for its juried art shows during the summer months. The art gallery is an extremely popular attraction when it is open. However, because there is no heat in this portion of Washington Hall it is not possible for the Arts

Association to have art displays there during the colder months of the year. For that reason, staff and the Arts Association thought that utilizing the second floor of the Visitor Center to display and sell art would be a great way to give the Arts Association more exposure with tourists and add another year round attraction.

This item was presented to Council in April of 2012 and tabled as there were questions raised as to ADA regulations and how they would apply to the Visitor Center in this case. Based on those questions, the City contracted with Alex Thome (architect and HPC Chair) to assess whether or not it was necessary to modify the building for ADA compliance. Mr. Thome determined that due to the historic nature of the building, modification for ADA compliance was not required as doing so would be cost prohibitive and significant changes to the building would be needed. The City also requested that Gary Pringey of Colorado Code (City Building Official) assess the building for ADA compliance issues in relation to the International Building Code. Mr. Pringey also concluded that ADA compliance for the building was not required due to the building's historic nature as well as the fact that changing the second floor to an art gallery did not constitute a change in use of the space. Both Mr. Thome and Mr. Pringey's findings are attached.

This resolution authorizes the Gilpin County Arts Association to use the second floor of the Visitor Center to display and sell its members art. The display would be open to the public seven days a week during the Visitor Center's normal hours of operation. The Arts Association will have a person staffing the display so that neither the gallery nor the Visitor Center space is left unattended. Much like with the Gilpin County Historical Society docent at Washington hall, the City will fund this Arts employee through its budgeted non-profit and marketing funds. These funds are budgeted out of the Historic Preservation Fund. Any sales will be run through the City's established point-of-sale system and allocated to the Arts Association accordingly on a monthly basis. It is expected that the art on display will be changed out approximately every four weeks during the summer months and approximately every quarter during the winter months. The City has \$55,000 budgeted for these types of non-profit tourism support expenditures. Currently, a portion of this funding has been allocated for the Historical Society docent at Washington Hall at approximately \$22,000. This leave \$34,000 with which to fund the gallery attendant and other non-profit support.

Alderman Voorhies moved to approve Resolution No. 13-05: A resolution of the City Council of the City of Central, Colorado approving a license agreement authorizing the Gilpin County Arts Association to utilize a portion of the Visitor Center. Alderman Spain seconded, and without discussion, the motion carried unanimously.

STAFF REPORTS

Manager Lanning reported the following:

HP grant applications – will be on the HPC agenda for May 8 and then to Council May 21

New Planner/HPO – we have hired Robert Fejeran

Energy and Mineral Grant – staff will be meeting with DOLA to get suggestions and may consider changing to a 50/50 match to improve the chances for approval

COUNCIL COMMENTS

Alderman Voorhies asked Utilities Superintendent Griffith to explain the discoloration in the water. He explained that this problem is temporary and is not affecting the quality of the water. We are

oxygenating the water and adding alkaline to get the iron to fall out in the filters. This will also self-correct with run off.

PUBLIC FORUM/AUDIENCE PARTICIPATION

Michael Lauren, 214 Lawrence, asked if anything can be done for parking near his residence since it is very limited especially on the weekends due to visitors. Mayor Engels referred this concern to staff. Mr. Lauren then asked for information on the discolored water as to how residents were notified and asked if the water tested. Mayor Engels stated it is tested routinely and the quality is not affected so no notification is needed. Operations Director Kisselman added that we did post information on the website and included information in the last water bill.

Barbara Thielemann, 101 H Street, expressed appreciation for the approval by Council for use of the Visitor Center for the Arts Association and invited everyone to the ribbon cutting on May 15 and the opening of the Gallery on May 18.

Alderman Voorhies reminded everyone that May 18 is the City Clean-up day. Operations Director Kisselman invited volunteers to help the crew with the clean-up.

Hearing no further business, Mayor Engels adjourned the meeting at 7:33 p.m.
The next Council meeting is scheduled for May 21, 2013 at 7:00 p.m.

Ronald E. Engels, Mayor

Reba Bechtel, City Clerk