

**CITY OF CENTRAL
CITY COUNCIL MEETING
July 15, 2014**

CALL TO ORDER

A regular meeting of the City Council for the City of Central was called to order by Mayor Engels at 7:07 p.m., in City Hall on July 15, 2014.

ROLL CALL

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

Absent: None

Staff Present: City Clerk Bechtel
Attorney McAskin
Utilities Superintendent Griffith
Police Chief Krelle

The 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 Gaines moved to approve the consent agenda containing the regular bill lists for July 3 and 10, 2014; and the City Council minutes for the meeting on July 1, 2014. Alderman Spain 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. 14-04: An ordinance of the City Council of the City of Central, Colorado amending certain provisions of Article I of Chapter 16 of the Central City Municipal Code.

Attorney McAskin gave the background as follows: Ordinance No. 14-04 proposes minor revisions to Chapter 16 of the Municipal Code (the "Zoning Ordinance"). Section 16-10-20 of the Municipal Code requires that any proposed amendments to Chapter 16 of the Code (the Zoning Ordinance) be referred to the Planning Commission for study and recommendation.

Planning Commission held a duly noticed public hearing on Wednesday, July 2, 2014 to consider the proposed revision to the Zoning Ordinance. Following the conclusion of the public hearing, Planning Commission made a motion to recommend approval of Ordinance No. 14-04 to City Council. The motion was unanimously approved.

Ordinance No. 14-04 was passed on first reading on July 1, 2014. City Staff desires to clarify that the location and extent process, as the same exists under state law, is not applicable to the development of any public facilities within the boundaries of the City.

The proposed ordinance clarifies: (1) the non-applicability of the location and extent process for public facilities within the City; and (2) that any public entity applicant proposing a public facility (including the City of Central) will be required to submit and adhere to the same requirements as applicants for private development.

The notice of public hearing was published in The Weekly Register-Call on June 12, 2014. A copy of the publisher's affidavit is on file with the City Clerk's office.

Mayor Engels opened the public hearing at 7:10 p.m. and invited comment. With no comments offered, Mayor Engels closed the public hearing at 7:11 p.m.

Alderman Voorhies moved to adopt Ordinance No. 14-04: An ordinance of the City Council of the City of Central, Colorado amending certain provisions of Article I of Chapter 16 of the Central City Municipal Code. Alderman Heider seconded, and without discussion, the motion carried unanimously.

Ordinance No. 14-05: *An ordinance authorizing the City of Central to enter into a Promissory Note and related documents for a short term loan from Evergreen National Bank repayable within the same fiscal year for a principal amount not to exceed \$223,724.00 and an interest rate not to exceed 5.75% secured by a Deed of Trust on certain City owned property.*

Mayor Engels referred to the written report in the packet and explained this will be a short term bridge loan to offset project costs before gaming revenues are received in August.

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. 14-05: An ordinance authorizing the City of Central to enter into a Promissory Note and related documents for a short term loan from Evergreen National Bank repayable within the same fiscal year for a principal amount not to exceed \$223,724.00 and an interest rate not to exceed 5.75% secured by a Deed of Trust on certain City owned property. Alderman Spain seconded, and without discussion, the motion carried unanimously.

Ordinance No. 14-06: *An ordinance authorizing the City of Central to enter into a Municipal Lease Purchase Agreement and related documentation with Deere Credit Inc. for the lease and purchase of a 4WD loader.*

Utilities Superintendent Griffith gave the background as follows:

Over the course of the year it has become apparent that the City's existing front end loader was in need of major repairs and was not operating properly. The Public Works Department

received quotes for making the necessary repairs and determined that it was likely to cost approximately \$40,000 just for the known repairs. Considering that the loader was over 20 years old and would only require more costly repairs in the future, and that the equipment is essential to many of the Public Works projects, staff and Council determined that the lease purchase of a new loader was appropriate. Although this capital expenditure was budgeted in the 2014 Budget, the down payment for this lease purchase will be funded in two ways: the sale of the existing loader (City received \$22,256.50 on the sale) and the reallocation of \$20,000 from the Water Department's capital improvement line item. As the new loader is currently available and ready to be delivered, it is appropriate to adopt the lease purchase agreement to complete the financing aspect of this purchase.

The City has secured financing with Deere Credit Inc. for the purchase of the new front end loader. The total cost of the loader is \$135,614.45. The total financed principal amount is \$92,614.45 (total cost reduced by a \$43,000 down payment). The annual interest rate is 3 % with the term of the financing for three years. Total interest paid over the lease/purchase period is \$6,992.51. Payments will be made on a monthly basis in the amount of \$2,766.86.

Funding for this lease purchase will come out of the General Fund, Public Work Department under line item 01-431-7420 Lease Purchase Payments and the Water Fund, Capital Improvements line item 50-433-7421.

The City Attorney has reviewed the Lease Purchase Agreement and drafted Ordinance 14-06. There are no legal issues. As TABOR does not allow the City to enter into any multiple year debt or financings, this lease purchase agreement is based upon an annual budget appropriation and annual renewal.

Mayor Engels opened the public hearing at 7:16 p.m. and invited comment. With no comments offered, Mayor Engels closed the public hearing at 7:16 p.m.

Alderman Heider moved to adopt Ordinance No. 14-06; An ordinance authorizing the City of Central to enter into a Municipal Lease Purchase Agreement and related documentation with Deere Credit Inc. for the lease and purchase of a 4WD loader. Alderman Gaines seconded, and without discussion, the motion carried unanimously.

ACTION ITEMS: NEW BUSINESS

Resolution No. 14-13: *A resolution of the City Council of the City of Central, Colorado approving an Intergovernmental Agreement between Gilpin County, by and through the Gilpin County Clerk and Recorder, and the City of Central regarding the conduct of a coordinated election.*

City Clerk Bechtel explained that the proposed resolution approves an IGA with Gilpin County for the general election on November 4, 2014. Pursuant to Section 1-7-116(1), C.R.S., if more than one political subdivision holds an election on the same day in November and the eligible electors for each election are the same of the boundary overlap, the County Clerk and Recorder shall conduct the elections on behalf of all political subdivisions. This is in accordance with Section 4.3 of the City's Home Rule Charter and Section 2-1-10 of the Municipal Code.

Mayor Engels stated that three seats are up for election which includes the Mayor seat and the two council seats of Alderman Voorhies and Alderman Spain. Alderman Spain is term limited.

Alderman Gaines moved to approve Resolution No. 14-13: A resolution of the City Council of the City of Central, Colorado approving an Intergovernmental Agreement between Gilpin County, by and through the Gilpin County Clerk and Recorder, and the City of Central regarding the conduct of a coordinated election. Alderman Heider seconded, and without discussion, the motion carried unanimously.

STAFF UPDATES

Utilities Superintendent Griffith gave a project update:

- 1) Quartz Hill/CDPHE project is still on track for final completion by August 15
- 2) Big T lot repair by Pinnacle has stalled though staff has communicated with them
- 3) Asphalt patching on the Parkway to fix a serious fold and Nevada Street temporary repair until the Nevada Street wall project happens in 2015

City Clerk Bechtel explained the revised records request policy in the packet is to line up with changes in accordance with State law.

COUNCIL COMMENTS

Alderman Heider thanked Chief Krelle for the barricade on Casey Street on July 4th.

Mayor Engels thanked Joe Behm for the successful Stills in the Hills event. All Council concurred that it was an excellent event.

Mayor Engels offered that the new manager will be starting before the end of August and will be at the Council meeting on August 5th.

PUBLIC FORUM/AUDIENCE PARTICIPATION

No one requested time to address the Council.

At 7:29 p.m., Mayor Engels adjourned the meeting.

The next Council meeting is scheduled for August 5, 2014 at 7:00 p.m.

Ronald E. Engels, Mayor

Reba Bechtel, City Clerk