

STERLING, COLORADO  
AUGUST 27, 2019

STATE OF COLORADO )  
COUNTY OF LOGAN )ss  
CITY OF STERLING )

As required by the Colorado Sunshine Law, the meeting was posted timely in the City Hall lobby more than twenty-four hours in advance of the meeting.

Reverend Mona Bowey, First Baptist Church, gave the invocation. Mayor Torres led the Pledge of Allegiance. The City Council of the City of Sterling, Colorado, met in regular session in Council Chambers of City Hall on Tuesday, August 27, 2019. Mayor Torres called the meeting to order at 7:00 p.m.

Councilmembers present:

Mayor	Torres
Councilmembers	Appelhans Desormeaux Janes McCarty Pitcher Rice

Also present:

City Manager	Saling
City Attorney	Penny
City Clerk	Forbes
Public Works Director	Good
Police Chief	Kerr
Parks, Library and Recreation (PLR) Director	Gandee
Human Resource Director	Brown
Fire Chief	Ritter
Public Safety Communications Director	Lybrand
Paralegal	Welsh

Citizens present: 9

**CONSENT AGENDA:**

Councilmember Appelhans made a motion to approve the consent agenda. Councilmember McCarty seconded the motion. By a seven-yes vote, the motion was approved.

Items on the consent agenda were: City Council minutes of August 13, 2019 and a permit application and report of changes for the Hot Spot Smokehouse located at 402 Main Street.

**COMMUNICATION AND PERSONAL APPEARANCE OF NON-SCHEDULED CITIZENS BEFORE THE COUNCIL:**

Present to address Council was Ms. Mandy Ritter, 306 Villa Vista. Ms. Ritter was present for the Sterling Creative District. The District would like to hold a Bike Fest on October 15, 2019 in Sterling. She was asking for funding in the amount of \$2,150.00. There was discussion regarding the arts designation.

Councilmember Appelhans made a motion to give the Sterling Creative District a donation of \$1,500.00 out of the designated art fund. Councilmember Rice seconded the motion. By a seven-yes vote, the motion was approved.

**UNFINISHED BUSINESS:**

**CITY MANAGER'S REPORT:**

City Manager Saling updated Council on the following:

- Colorado Municipal League fall meeting
- 2<sup>nd</sup> and Main Street bulb-out project
- Employee Appreciation Luncheon
- 2020 Budget
- Labor Day office closure
- Recreation Center closure for annual cleaning and maintenance
- Saturday, September 28, 2019 will be an open house at the airport for the new hangar.
- Linda Bond retirement reception is August 28, 2019 at the Library from 2-4 p.m.
- He updated Council on the Council nominations that have been returned.

**NEW BUSINESS:**

**RESOLUTION NO. 8-2-19, SERIES OF 2019 – A RESOLUTION BEFORE THE CITY OF STERLING, LOGAN COUNTY, COLORADO APPROVING AN AGREEMENT TO MODIFY INTERGOVERNMENTAL AGREEMENT BETWEEN COUNTY OF LOGAN AND CITY OF STERLING REGARDING THE MUTUAL FURNISHING OF GOVERNMENTAL SERVICES AND THE CHARGES FOR CERTAIN SERVICES:**

City Manager Saling advised Council by Resolution No. 6-2-19, Series of 2019, the City approved an Intergovernmental Agreement with the County of Logan, which consolidated all outstanding intergovernmental agreements between the parties into one agreement with identical terms of duration. Subsequently, it was realized that an agreement pertaining to the City's collection of use tax on behalf of the County was not included in that consolidation, due to an oversight. This resolution approves the modification of that consolidated Intergovernmental Agreement by the addition of an Appendix I, Use Tax Collection, which remedies that oversight.

Councilmember Appelhans made a motion to approve Resolution No. 8-2-19, Series of 2019. Councilmember Desormeaux seconded the motion. By a seven-yes vote, the motion was approved.

**RESOLUTION NO. 8-3-19, SERIES OF 2019 - A RESOLUTION BEFORE THE CITY OF STERLING, LOGAN COUNTY, COLORADO, APPROVING A GRANT AGREEMENT WITH THE UNITED STATES OF AMERICA, ACTING THROUGH THE FEDERAL AVIATION ADMINISTRATION, AIP GRANT NUMBER 3-08-0052-016-2019, CONTRACT NO. DOT-FA19NM-1065, DUNS NUMBER 07-644-5063, FOR THE CITY'S AIRPORT MASTER PLAN STUDY; AUTHORIZING THE EXPENDITURE OF THE REQUIRED MATCHING FUNDS; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT:**

City Manager Saling advised Council this resolution approves and authorizes the City to sign the grant agreement with the United State of America, acting through the Federal Aviation Administration, for the funding of a Master Plan study at the Sterling Municipal Airport. It also

approves expenditure of the required matching funds for the project. The amount to be expended for this project is \$327,429.00. The funds to be received through this grant will be in the amount of \$294,686.00, the State of Colorado match is in the amount of \$16,371.50, and the City's match is in the amount of \$16,371.50.

Councilmember Appelhans made a motion to approve Resolution No. 8-3-19, Series of 2019. Councilmember Rice seconded the motion. By a seven-yes vote, the motion was approved.

**FIRST READING – ORDINANCE NO. 10, SERIES OF 2019 - AN ORDINANCE APPROVING A LEASE AGREEMENT BETWEEN THE CITY OF STERLING, COLORADO AND PRESCO, LLC FOR LEASE OF CITY-OWNED REAL ESTATE AT THE STERLING MUNICIPAL AIRPORT FOR THE CONSTRUCTION OF A NEW HANGAR FOR USE AS AN AVIATION HANGAR FACILITY FOR STORAGE OR SERVICING OF AIRCRAFT PURSUANT TO PROVISIONS OF THE LEASE AGREEMENT; AND AUTHORIZING THE MAYOR TO SIGN THE LEASE AGREEMENT:**

City Manager Saling advised Council Presco, LLC, a Colorado limited liability company, wishes to lease ground on the Sterling Municipal Airport property for the purpose of constructing and occupying exclusively a new and unused hangar, approximately 80' by 60' in size, together with appropriate land surrounding said hangar for non-exclusive use, for the purpose of use as an aviation hangar facility only for the storage or servicing of aircraft, as more specifically set forth in the proposed lease agreement. The lease is a 30-year lease, with the option to renew or extend the lease for one 10-year period immediately following the original 30-year term. This ordinance approves the lease agreement for said property. Based on an 80' by 60' hangar, the square footage is 4,800 times the first year monthly rent of \$.06 equals \$288.00 or annually \$3,456.00. Year 2 rent would be \$336.00 per month or \$4,032.00 annually and year 3 and 4 would be \$384.00 monthly or \$4,608.00 annually. Year 5, 10, 15, 20, and 25 year the rent will be increased or decreased by a percentage equal to the percentage increase or decrease in the consumer price index for all urban consumers.

Councilmember Rice made a motion to introduce Ordinance No. 10, Series of 2019. Councilmember Appelhans seconded the motion. City Clerk Forbes read the ordinance by title. By a seven-yes vote, the motion was approved.

**DEPARTMENT REPORT – HUMAN RESOURCE DEPARTMENT:**

Human Resource Director Brown gave the Human Resource Department report.

**MISCELLANEOUS COUNCIL BUSINESS:**

**EXECUTIVE SESSION – NEGOTIATIONS:**

Mayor Torres made a motion to go into executive session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402 (4) (e). Councilmember Appelhans seconded the motion. By a seven-yes vote, the motion was approved.

Council went into executive session at 7:43 p.m.

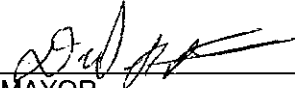
Council came out of executive session at 8:07 p.m.

Mayor Torres advised the participants in the executive session were: City Council, City Manager and City Attorney. 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 the executive session occurred during the executive session, or that any improper action occurred during the executive session in violation of the Open Meetings Law, he asked that they state their concerns for the record.

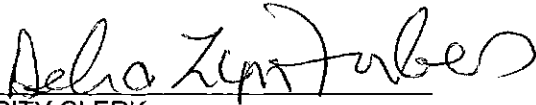
There was none.

**ADJOURNMENT:**

There being no further business to come before Council the meeting adjourned at 8:08 p.m.

  
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MAYOR

ATTEST:

  
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CITY CLERK