

STERLING, COLORADO
AUGUST 23, 2022

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.

Pastor vonSteinman, First English Church, gave the invocation. Mayor Pro-tem Janes 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 23, 2022. Mayor Pro-tem Janes called the meeting to order at 5:30 p.m.

Councilmembers present:

Mayor Pro-tem	Janes
Councilmembers	Anderson Blecha Gaines Haynie Ritter

Councilmembers absent:

Mayor	Desormeaux
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Also present:

City Manager	Blankenship
City Attorney	Richardson
City Clerk	Forbes
Parks, Library and Recreation (PLR) Director	Gandee
Public Works Director	Good
Fire Chief	Ritter
Police Chief	Kerr
Paralegal	Welsh

Citizens present: 4

CONSENT AGENDA:

Councilmember Blecha advised she would be abstaining.

Councilmember Gaines made a motion to approve the consent agenda. Councilmember Ritter seconded the motion. By a four-yes and two-abstain vote, the motion was approved. Voting was as follows:

Gaines	yes	Ritter	yes
Anderson	abstain	Blecha	abstain
Haynie	yes	Janes	yes

Item on the consent agenda was: City Council minutes of August 9, 2022.

Mayor Pro-tem Janes advised that Council would be striking Agenda Item 7-E from the agenda.

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

None

UNFINISHED BUSINESS:

SECOND READING AND PUBLIC HEARING – ORDINANCE NO. 8, SERIES OF 2022 – AN ORDINANCE GRANTING A NON-EXCLUSIVE EASEMENT TO PUBLIC SERVICE COMPANY OF COLORADO:

City Manager Blankenship advised Council First Reading of this Ordinance took place on August 9, 2022, and it was thereafter published. The Ordinance grants to Public Service Company of Colorado a non-exclusive easement on City-owned property in a portion of Lots 5 and 6, Block 16, of the Original Town of Sterling, to establish a route for a new electric line to be built for the electric vehicle charging stations and related equipment that are being constructed on adjacent City-owned property in accordance with the City's agreements with ChargePoint, Inc.

City Clerk Forbes read the ordinance by title

Mayor Pro-tem Janes opened the public hearing.

There were no comments.

Mayor Pro-tem Janes closed the public hearing.

Councilmember Ritter made a motion to approve Ordinance No. 8, Series of 2022. Councilmember Gaines seconded the motion. By a six-yes vote, the motion was approved.

SECOND READING AND PUBLIC HEARING – ORDINANCE NO. 9, SERIES OF 2022 - AN ORDINANCE VACATING A PORTION OF A UTILITY EASEMENT IN LOT 1, KNOWLES REPLAT IN THE CITY OF STERLING, LOGAN COUNTY, COLORADO:

City Manager Blankenship advised Council First Reading of this Ordinance took place on August 9, 2022, and it was thereafter published. The City has received a request on behalf of Four Corners Development, LLC, the owner of Lot 1, Knowles Replat in the City of Sterling, to vacate a portion of an existing utility easement in Lot 1 required to accomplish the development plan for construction of the improvements on the property. This Ordinance vacates the requested portion of that utility easement on Lot 1.

City Clerk Forbes read the ordinance by title

Mayor Pro-tem Janes opened the public hearing.

There were no comments.

Mayor Pro-tem Janes closed the public hearing.

Councilmember Gaines made a motion to approve Ordinance No. 9, Series of 2022. Councilmember Ritter seconded the motion. By a six-yes vote, the motion was approved.

CITY MANAGER'S REPORT:

- Head Works update
- Force Main project
- Water and Sewer line replacement project
- Pavement projects
- Electric Vehicle Station update
- Camera Project
- Opioid Conference
- Board of Realtors meeting
- Retail Board meeting

NEW BUSINESS:

PUBLIC HEARING – CONDITIONAL USE APPLICATION FROM ANGELA TA, PROPERTY MANAGER FOR LANG TA, FOR A SHORT-TERM RENTAL ON THE PROPERTY KNOWN AND NUMBERED AS 1313 EVANS STREET, STERLING, COLORADO:

City Manager Blankenship advised Council in accordance with Section 502 of the Zoning Ordinance, all requests for conditional use shall be acted upon by the City Council following receipt of a recommendation from the Planning Commission. This request is for a short-term rental on the property known and numbered as 1313 Evans Street. The subject property is zoned Low Density Residential (R1). Boarding houses and room houses are a conditional use in R1 zoning districts. At its August 3, 2022 meeting, the Planning Commission recommended a conditional approval of the application for one year, and that the Applicant will have to reapply in one year. Proper publication of the notice of public hearing before City Council appeared in the Sterling Journal-Advocate, and the proper mailing of the Notice was done.

Mayor Pro-tem Janes opened the public hearing.

There were no comments.

Mayor Pro-tem Janes closed the public hearing.

Councilmember Gaines asked about parking spaces.

Councilmember Blecha made a motion to approve the conditional use request from Angela Ta, Property Manager for Lang Ta, for a short-term rental on the property known and numbered as 1313 Evans Street, which is zoned R1, Low Density Residential, for one year commencing on this date, based on the findings made by the Sterling Planning Commission, as set forth in Chapter V, Conditional Uses, Sec. 505, Review and Recommendation of the Zoning Ordinance, and in accordance with Sec. 506. Councilmember Haynie seconded the motion. By a six-yes vote, the motion was approved.

FIRST READING – ORDINANCE NO. 10, SERIES OF 2022 - 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 Blankenship 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 81' by 60' in size, together

with appropriate land surrounding said hanger 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, which consists of the same terms of a similar Lease entered into with Presco, LLC in 2019, but for a hangar with a slightly larger square footage. Based on an 81' by 60' hangar, the square footage is 4,860, x the first year monthly rent of \$.06 equals \$291.60 or annually \$3,499.20; year 2 rent would be \$340.20 per month or \$4,082.40 annually; and years 3 and 4 would be \$388.80 monthly or \$4665.60 annually. Years 5, 10, 15, 20, and 25 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 Gaines made a motion to introduce Ordinance No. 10, Series of 2022. Councilmember Ritter seconded the motion. City Clerk Forbes read the Ordinance by title. By a six-yes vote, the motion was approved.

RESOLUTION NO. 8-4-22, SERIES OF 2022 – A RESOLUTION BEFORE THE CITY OF STERLING, LOGAN COUNTY, COLORADO, APPROVING GRANT AGREEMENT CMS NUMBER 177788; SAM UEI NUMBER YMMHMCXXJTB7, BETWEEN THE CITY OF STERLING AND THE DEPARTMENT OF LOCAL AFFAIRS FOR THE CITY'S IHOP-PLN045 STERLING AFFORDABLE HOUSING STRATEGIES PROJECT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT:

City Manager Blankenship advised Council this Resolution approves and authorizes the City to sign the Grant Agreement with the Department of Local Affairs (DOLA) for a Grant in the amount of \$36,000.00, which may be used for costs for the City's Sterling Affordable Housing Strategies Project, consisting of the analysis and implementation of land use/zoning code and policy updates to incentivize and/or reduce barriers to affordable housing development in Sterling. The amount of the Project is anticipated to be \$48,050.00. The Grant is in the amount of \$36,000.00, and the City's required 25% matching funds are estimated to be \$12,050.00. There are sufficient funds in the Public Works 2022 Budget for the grant match.

Councilmember Ritter made a motion to approve Resolution No. 8-4-22, Series of 2022. Councilmember Blecha seconded the motion. By a six-yes vote, the motion was approved.

RESOLUTION NO. 8-5-22, SERIES OF 2022 - A RESOLUTION BEFORE THE CITY OF STERLING, LOGAN COUNTY, COLORADO APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF STERLING AND PHILLIPS COUNTY FOR THE COUNTY OF PHILLIPS TO UTILIZE AND RECORD ITS LAW, FIRE, AND EMS RADIO TRANSMISSIONS ON THE CITY OF STERLING'S EMERGENCY OPERATIONS AIS RADIO LOGGER:

City Manager Blankenship advised Council the City and Phillips County entered into an agreement that allows the County of Phillips to utilize and record its law, fire and EMS radio transmissions on the City's AIS radio logger, and that agreement has expired. Phillips County wishes to continue this arrangement. This Resolution approves a new agreement under the same terms as the present agreement. The County of Phillips shall share the annual maintenance expenses for the City's SECC radio logger, based on the previous year's "Call for Service" numbers for the City and the County.

Councilmember Gaines made a motion to approve Resolution No. 8-5-22, Series of 2022. Councilmember Ritter seconded the motion.

Council asked how long the City has had this agreement. Council was advised it has been several years.

By a six-yes vote, the motion was approved.

RESOLUTION NO. 8-6-22, SERIES OF 2022 – A RESOLUTION BEFORE THE CITY OF STERLING, LOGAN COUNTY, COLORADO, ACCEPTING THE BID FROM DREAM BUILDERS INC. FOR THE CITY OF STERLING 2022 MANHOLE REPLACEMENT PROJECT #22-007:

This item was pulled from the agenda.

REQUEST FROM THE CITIZENS ADVISORY BOARD (CAB):

There was no representative present from CAB at the meeting.

DEPARTMENT REPORT – PARKS, LIBRARY AND RECREATION DEPARTMENT:

The Department report was given by the Parks, Library and Recreation Department.

PUBLIC WORKS DEPARTMENT – PERMIT PROCESS:

Public Works Director Good gave a report of the permit process for his department.

MISCELLANEOUS COUNCIL BUSINESS:

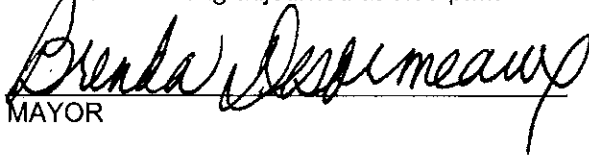
Councilmember Anderson advised Council this was his last meeting. He is resigning as of August 31, 2022.

Councilmember Gaines made a motion to accept the resignation of Councilmember Anderson as of August 31, 2022. Councilmember Haynie seconded the motion. By a five- yes and one abstain vote, the motion was approved. Voting was as follows:

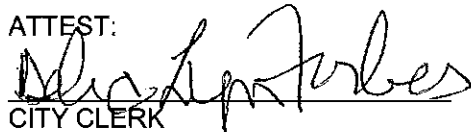
Gaines	yes	Haynie	yes
Anderson	abstain	Blecha	yes
Janes	yes	Ritter	yes

Mayor Pro-tem Janes advised the City will be accepting applications for Ward 1, and if anyone has any questions they can speak with Connie.

There being no further business to come before Council the meeting adjourned at 6:09 p.m.


MAYOR

ATTEST:


CITY CLERK