

STERLING, COLORADO  
JULY 14, 2020

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 Mark Phillips, First Baptist Church, gave the invocation. Mayor Appelhans 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, July 14, 2020. Mayor Appelhans called the meeting to order at 6:00 p.m.

Councilmembers present:

Mayor	Appelhans
Councilmembers	Anderson Blecha Desormeaux Janes McCarty Ritter

Also present:

City Manager	Saling
City Attorney	Penny
City Clerk	Forbes
Parks, Library and Recreation Director	Gandee
Fire Chief	Ritter
Public Works Director	Good

Citizens present: 9

**CONSENT AGENDA:**

Councilmember Janes 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 June 23, 2020 and renewal of hotel & restaurant liquor license for Hootenannies located at 324 West Main Street.

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

None

**UNFINISHED BUSINESS:**

**SECOND READING AND PUBLIC HEARING – ORDINANCE NO. 10, SERIES OF 2020 - AN ORDINANCE ZONING A PARCEL OF LAND NOW KNOWN AS THE PLATTE VALLEY INDUSTRIAL PARK ADDITION – PHASE 1 TO THE CITY OF STERLING, LOGAN COUNTY, COLORADO:**

City Manager Saling advised Council first reading of this Ordinance took place on June 23, 2020, and it was thereafter published. The Planning Commission held a public hearing on June 3, 2020, and as a result has recommended to City Council that the Platte Valley Industrial Park Addition – Phase 1 to the City of Sterling, Logan County, Colorado, be zoned LI, Light Industrial. All requirements of the zoning provisions of the City Code have been met. This Ordinance zones the Platte Valley Industrial Park Addition – Phase 1 to the City of Sterling, Logan County, Colorado, LI, Light Industrial.

City Clerk Forbes read the ordinance by title.

Mayor Appelhans opened the public hearing.

There were no comments.

Mayor Appelhans closed the public hearing.

Councilmember Anderson made a motion to approve Ordinance No. 10, Series of 2020. Councilmember Desormeaux seconded the motion. By a seven-yes vote, the motion was approved.

**CITY MANAGER'S REPORT:**

City Manager Saling updated Council on the following:

- Sales and Lodging taxes
- CARES Act Funding – Coronavirus Relief Fund
- Museum Opening
- Fireworks
- Draft credit report for sewer loan

City Manager Saling advised Council that Human Resource Director Brown and the consultant will be giving the salary study report at the next regular Council meeting.

The land sale with CRVS closed today. The McAtee land sale closes tomorrow.

City Manager Saling asked Council about the funding for the non-profit organizations. He advised last year Council kept the amount at \$12,000. This did not include Logan County Economic Development, Small Business Center and Chamber of Commerce. It was the consensus of Council to keep the amount at \$12,000. Mayor Appelhans and Councilmember Desormeaux will serve on the committee.

City Manager Saling advised Council that he talked with Mr. Sam Mamet regarding hiring a new City Manager three months prior to him leaving. Mr. Mamet did not recommend Council do that. Mr. Mamet advised a new City Manager should know what they need to do. There was discussion. Council would like the new City Manager to start September 1 and City Manager Saling's last day would be August 31. City Manager Saling advised Council he would be available as a consultant if there were questions.

**NEW BUSINESS:**

**2019 AUDIT PRESENTATION:**

Mr. Scott Szabo, Lauer & Szabo and Associates, presented the December 31, 2019 audit report to Council.

**RESOLUTION NO. 7-1-20, SERIES OF 2020 - A RESOLUTION BEFORE THE CITY OF STERLING, LOGAN COUNTY, COLORADO, APPROVING AN EASEMENT AGREEMENT WITH THE LOW LINE DITCH COMPANY, A MUTUAL DITCH COMPANY ORGANIZED PURSUANT TO THE LAWS OF THE STATE OF COLORADO, FOR A 50-FOOT EASEMENT IN THE NE1/4NE1/4 OF SECTION 33, TOWNSHIP 8 NORTH, RANGE 52 WEST OF THE 6TH P.M., LOGAN COUNTY, COLORADO:**

City Manager Saling advised Council this Resolution approves an Easement Agreement with the Low Line Ditch Company for the construction of a bridge to provide access to the City's proposed recreational area/trail system along the South Platte River. The City will pay \$5,000.00 for said easement.

Councilmember Anderson made a motion to approve Resolution No. 7-1-20, Series of 2020. Councilmember Janes seconded the motion. By a seven-yes vote, the motion was approved.

**RESOLUTION NO. 7-2-20, SERIES OF 2020 – A RESOLUTION BEFORE THE CITY OF STERLING, LOGAN COUNTY, COLORADO, APPROVING A LEASE OF CITY-OWNED PROPERTY WITH STERLING MINIATURE AIRCRAFT ASSOCIATION, A COLORADO UNINCORPORATED NONPROFIT ASSOCIATION:**

City Manager Saling advised Council this Resolution approves a Lease Agreement with Sterling Miniature Aircraft Association for lease of City-owned property in the E1/2 of Section 12, Township 8 North, Range 52 West of the 6<sup>th</sup> P.M., Logan County, Colorado, consisting of 41.50 acres, more or less, to be used for amateur miniature aircraft/SUAS (small unmanned aircraft systems) aviation purposes only. The property is located just north of the City's wastewater treatment facility. The annual lease payment is \$100.00.

Councilmember Desormeaux made a motion to approve Resolution No. 7-2-20, Series of 2020. Councilmember Blecha seconded the motion. By a six-yes and one-abstain vote, the motion was approved. Voting was as follows:

Desormeaux	yes	Blecha	yes
Anderson	abstain	Appelhans	yes
Janes	yes	McCarty	yes
Ritter	yes		

**RESOLUTION NO. 7-3-20, SERIES OF 2020 – A RESOLUTION BEFORE THE CITY OF STERLING, LOGAN COUNTY, COLORADO, APPROVING TASK ORDER D ATTACHMENT TO PROFESSIONAL SERVICES AGREEMENT WITH ARMSTRONG CONSULTANTS, INC.; AND AUTHORIZING THE MAYOR TO EXECUTE SAID ATTACHMENT D:**

City Manager Saling advised Council on July 14, 2015, Council approved Armstrong Consultants, Inc. as the airport consultant for engineering and planning services. This Resolution approves Task Order D attachment to the Professional Services Agreement with Armstrong Consultants, Inc., which amends or supplements the Agreement with respect to the scope of work and fees for Element 1: Airport Pavement Maintenance; and authorizes the Mayor to sign that Task Order D. The cost reflected in Task Order D is \$49,870.00 for project development, design, bidding services, construction administration and inspection services, and project closeout services for the Airport Pavement Maintenance project. This is an acceptable amount for these services and the State Aviation System grant awarded for this project and expenditure of required matching funds by the City was approved by Resolution No. 5-1-20, Series of 2020.

Councilmember Janes made a motion to approve Resolution No. 7-3-20, Series of 2020. Councilmember Desormeaux seconded the motion. By a seven-yes vote, the motion was approved.

**FIRST READING - ORDINANCE NO. 11, SERIES OF 2020 - AN ORDINANCE APPROVING THE PLATTE VALLEY INDUSTRIAL PARK – PHASE 1 SUBDIVISION IN THE CITY OF STERLING, LOGAN COUNTY, COLORADO; AND APPROVING THE PLAT THEREOF:**

City Manager Saling advised Council on July 1, 2020, the Planning Commission held a public hearing on the Subdivision application submitted by Platte Valley Real Estate, LLC, and found that the application met all requirements of Chapter 18, Subdivisions. The Planning Commission recommended approval of this subdivision, which will be known as the Platte Valley Industrial Park – Phase 1 Subdivision in the City of Sterling, Logan County, Colorado. This Ordinance sets forth findings by City Council and approves the subdivision and plat.

Councilmember Desormeaux made a motion to introduce Ordinance No. 11, Series of 2020. Councilmember Janes seconded the motion. City Clerk Forbes read the Ordinance by title. By a seven-yes vote, the motion was approved.

**MISCELLANEOUS COUNCIL BUSINESS:**

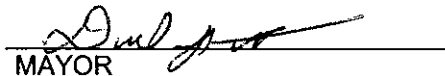
Councilmember Ritter advised Council she talked to Marilee Johnson and there is a publication available regarding traveling through Logan County.

City Manager Saling advised Council he has talked to Mr. Chadrick Martinez, Four Corners Development. Mr. Martinez advised him that they did not have success this year for funding for Knowles Field. They would like to have an extension for one-year as they think they will have good luck next year.

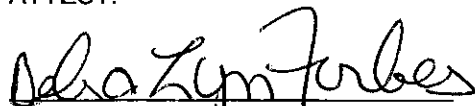
There was concern among Council that the property had been tied up for two years and they have not paid for any of the costs the City has had. City Attorney Penny advised Council he would get numbers together regarding what amount has been spent. They will then decide what kind of offer they could make Four Corners.

**ADJOURNMENT:**

There being no further business to come before Council the meeting adjourned at 6:40 p.m.

  
MAYOR

ATTEST:

  
CITY CLERK