

STERLING, COLORADO
JULY 25, 2023

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 Desormeaux 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 25, 2023. Mayor Desormeaux called the meeting to order at 5:30 p.m.

Councilmembers present:

Mayor	Desormeaux
Councilmembers	Angell Blecha Delgado Haynie Janes Ritter

Also present:

City Manager	Blankenship
City Attorney	Richardson
City Clerk	Forbes
Public Works Director	Good
Fire Chief	Ritter
Human Resource Director	Mentzel
Police Chief	Kerr
Parks, Library and Recreation Director	Gandee

Citizens present: 15

CONSENT AGENDA:

Councilmember Delgado made a motion to approve the consent agenda. Councilmember Janes seconded the motion. By a six-yes and one-abstain vote, the motion was approved. Voting was as follows:

Delgado	yes	Janes	yes
Ritter	abstain	Angell	yes
Blecha	yes	Desormeaux	yes
Haynie	yes		

Items on the consent agenda were: City Council minutes of July 11, 2023 and Special City Council minutes of July 18, 2023.

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

Present to address Council was Mr. Art Pilkington, 116 North 2nd Avenue. Mr. Pilkington advised Council he is forming a non-profit corporation for Veterans who don't have a home. He handed out a letter of his goals and advised he would be asking Sterling to help him.

UNFINISHED BUSINESS:

SECOND READING AND PUBLIC HEARING – ORDINANCE NO. 14, SERIES OF 2023 – AN ORDINANCE ZONING A PARCEL OF LAND NOW KNOWN AS THE 21ST CENTURY LAND, LLC ADDITION TO THE CITY OF STERLING, LOGAN COUNTY, COLORADO:

City Manager Blankenship advised Council First Reading of this Ordinance took place on July 11, 2023, and it was there after published. The Planning Commission held a public hearing on June 7, 2023, and as a result has recommended to City Council that the 21st Century Land, LLC Addition to the City of Sterling, Logan County, Colorado, be zoned HI, Heavy Industrial. All requirements of the zoning provisions of the City Code have been met. This Ordinance zones the 21st Century Land, LLC Addition to the City of Sterling, Logan County, Colorado, HI, Heavy Industrial.

City Clerk Forbes read the Ordinance by title

Mayor Desormeaux opened the public hearing.

There were no comments.

Mayor Desormeaux closed the public hearing.

Councilmember Janes made a motion to approve Ordinance No. 14, Series of 2023. Councilmember Angell seconded the motion. By a seven-yes vote, the motion was approved.

PUBLIC HEARING/CONSIDERATION – APPLICATION FOR NEW HOTEL & RESTAURANT LIQUOR LICENSE – FOREQUARTERS LLC – FOREQUARTERS LLC - 1100 WEST MAIN STREET, SUITE 3:

City Manager Blankenship advised Council ForeQuarters LLC has filed an application for a Hotel and Restaurant Liquor License for ForeQuarters LLC, 1100 West Main Street, Suite 3. The appropriate fees have been submitted. City Council set the date for the public hearing for July 25, 2023. Notice of the public hearing was published in the Sterling Journal Advocate and posted on the premises for the required ten-day period. Copies of the reports from the Police and Fire Departments were mailed to the applicant. The applicant was advised that a representative needs to be present at the public hearing to answer any questions Council might have.

Present to address Council was Mr. Garrett Eastin, 7608 5th Street, Atwood, Colorado.

Mayor Desormeaux opened the public hearing.

There were no comments.

Mayor Desormeaux closed the public hearing.

Councilmember Delgado made a motion to approve the new Hotel & Restaurant Liquor License for Forequarters LLC located at 1100 West Main Street, Suite 3. Councilmember Blecha seconded the motion. By a seven-yes vote, the motion was approved.

CITY MANAGER REPORT:

- Sales and Lodging Taxes for June
- Water production/demand
- City/County Potential Joint-project interest
City Manager Blankenship advised Council the County is doing a project where students are doing a design to combine the Recreation Center and Heritage Center. There was further discussion. It was the consensus of Council to participate with the County for this.
- PROP123 Discussion
- ICMA Video Production Update
- Logan County Fair: Partnership with KPMX Radio
- DOLA grant award

NEW BUSINESS:

PUBLIC HEARING – CONDITIONAL USE APPLICATION – A RICHARDS RENTALS, LC – TO OPERATE A SHORT TERM RENTAL OF THE PROPERTY KNOWN AND NUMBERED AS 525 DELMAR 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 to operate a short-term rental of the property known and numbered as 525 Delmar Street. The subject property is zoned Low Density Residential (R-1).” Boarding Houses and Rooming Houses” is a conditional use in R-1 zoning districts. On July 27, 2021, Council approved an application for use of this property as a short-term rental, with the condition that the application be renewed in 2 years. At its July 5, 2023 meeting, the Planning Commission recommended the approval of this renewal application. 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 Desormeaux opened the public hearing.

Present to address Council was Almyra Richards, 364 Seahorse Drive, Windsor, Colorado.

Mayor Desormeaux closed the public hearing.

Councilmember Janes made a motion for approval of the conditional use request from A. Richards Rentals, LLC, to operate a short-term rental of the property known and numbered as 525 Delmar Street, which is zoned R-1, Low Density Residential: 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 seven-yes vote, the motion was approved.

PUBLIC HEARING/CONSIDERATION – APPLICATION FOR TRANSFER OF RETAIL LIQUOR STORE LICENSE – JANE PARK ENTERPRISES, INC. – BROADWAY WINE & SPIRITS – 207 BROADWAY STREET:

City Manager Blankenship advised Council Jane Park Enterprises, Inc. has filed an application for transfer of the Retail Liquor Store License for Broadway Wine & Spirits, 207 Broadway Street. All fees have been submitted. The premises has been previously licensed and pursuant to Colorado Revised Statutes, in determining whether to permit a transfer of ownership, the licensing authority (City Council) may only consider whether or not the applicant may hold a license, and whether or not any modification has been made to the premises. No modification has been made to the premises. The reports from the Police and Fire Departments were mailed to the applicant, along

with letters advising that a representative must be present at this meeting to answer any questions Council might have.

Present to address Council was Jun Ho Choi, 8375 E. 22nd Avenue, Denver, Colorado.

Mayor Desormeaux opened the public hearing.

There were no comments.

Mayor Desormeaux closed the public hearing.

Councilmember Ritter made a motion to approve the Transfer of Retail Liquor Store License for Jane Park Enterprises, Inc., Broadway Wine & Spirits located at 207 Broadway Street. Councilmember Angell seconded the motion. By a seven-yes vote, the motion was approved.

RESOLUTION NO. 7-6-23, SERIES OF 2023 - A RESOLUTION BEFORE THE CITY OF STERLING, LOGAN COUNTY, COLORADO, APPROVING A STUDENT CLINICAL AGREEMENT WITH THE STATE OF COLORADO DEPARTMENT OF HIGHER EDUCATION, STATE BOARD FOR COMMUNITY COLLEGES AND OCCUPATIONAL EDUCATION, FOR THE USE AND BENEFIT OF NORTHEASTERN JUNIOR COLLEGE:

City Manager Blankenship advised Council this Resolution approves a Student Clinical Agreement for the use and benefit of Northeastern Junior College, for the use of the City's Fire Department facilities and operations to provide required training for students enrolled in certain programs offered by Northeastern Junior College, and opportunities for observation and/or practical experience, with the emphasis on education for said students rather than services.

Councilmember Haynie made a motion to approve Resolution No. 7-6-23, Series of 2023. Councilmember Delgado seconded the motion. By a seven-yes vote, the motion was approved.

RESOLUTION NO. 7-7-23, SERIES OF 2023 - A RESOLUTION BEFORE THE CITY OF STERLING, LOGAN COUNTY, COLORADO APPROVING A CONTRACT BETWEEN THE CITY AND THE STATE OF COLORADO, DEPARTMENT OF HIGHER EDUCATION, BY THE STATE BOARD FOR COMMUNITY COLLEGES AND OCCUPATIONAL EDUCATION FOR THE USE AND BENEFIT OF NORTHEASTERN JUNIOR COLLEGE, FOR THE 2023/2024 AND 2024/2025 FIRE FIGHTER I ACADEMY:

City Manager Blankenship advised Council this Resolution approves a Contract with the State of Colorado, Department of Higher Education, by the State Board for Community Colleges and Occupational Education for the use and benefit of Northeastern Junior College, for the purpose of the Sterling Fire Department providing instruction, equipment and facilities for the 2023/2024 and 2024/2025 Fire Fighter I Academy. The City will be reimbursed for services, equipment and facility use as set forth in the Contract that is the subject of the Resolution.

Councilmember Delgado made a motion to approve Resolution No. 7-7-23, Series of 2023. Councilmember Blecha seconded the motion. By a seven-yes vote, the motion was approved.

RESOLUTION NO. 7-8-23, SERIES OF 2023 - A RESOLUTION BEFORE THE CITY OF STERLING, LOGAN COUNTY, COLORADO, APPROVING A MUTUAL AID AGREEMENT BETWEEN THE CITY OF STERLING AND FRANCIS E. WARREN AIR FORCE BASE (ICBM ALERT/LAUNCH FACILITIES AND ICBM TRANSPORT INCIDENTS); AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT:

City Manager Blankenship advised Council this Resolution approves the terms of an updated Mutual Agreement between the Francis E. Warren Air Force Base and the City of Sterling for continued mutual aid in fire protection and the management of other emergency incidents occurring within areas under their respective jurisdictions. This updates a previous agreement between the parties.

Councilmember Ritter made a motion to approve Resolution No. 7-8-23, Series of 2023. Councilmember Janes seconded the motion. By a seven-yes vote, the motion was approved.

FIRST READING – ORDINANCE NO. 15, SERIES OF 2023 - AN ORDINANCE AMENDING THE STERLING CITY CODE, CHAPTER 11, NUISANCES, ARTICLE I, IN GENERAL, SEC. 11-1, PROHIBITED; RESPONSIBILITIES OF OWNERS, AGENTS, OCCUPANTS:

City Manager Blankenship advised Council this Ordinance amends the Sterling City Code, Chapter 11, Nuisances, Sec. 11-1, to clarify any ambiguity regarding the responsibilities of owners, agents, and occupants of property, and to define the meaning of the word “property”, in this section of the Code.

Councilmember Janes made a motion to introduce Ordinance No. 15, Series of 2023. Councilmember Ritter seconded the motion. City Clerk Forbes read the Ordinance by title.

Council was advised this would make enforcement easier.

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


MISCELLANEOUS COUNCIL BUSINESS:

MISCELLANEOUS MATTERS:

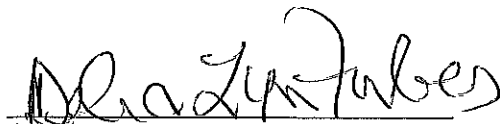
None

ADJOURNMENT:

There being no further business to come before Council the meeting adjourned at 6:30 p.m.


MAYOR

ATTEST:


CITY CLERK