

STERLING, COLORADO  
MARCH 22, 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.

Human Resource Director Brown 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, March 22, 2022. Mayor Desormeaux called the meeting to order at 5:30 p.m.

Councilmembers present:

Mayor	Desormeaux
Councilmembers	Anderson Blecha Gaines Haynie Janes

Councilmembers absent:

Councilmember	Ritter
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Also present:

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

Citizens present: 46

**CONSENT AGENDA:**

Councilmember Anderson made a motion to approve the consent agenda. Councilmember Janes seconded the motion. By a six-yes vote, the motion was approved.

Item on the consent agenda was: City Council minutes of March 8, 2022.

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

None

**UNFINISHED BUSINESS:**

**CITY MANAGER'S REPORT:**

City Manager Blankenship updated Council on the following:

- **Project Update**
  1. Project update involving Public Works will be conducted by George Good during his Public Works Address to the Council
  2. Heritage Park Project Update
- **Meetings/Events Attended**
  - Emergency Announcement – Tornado Siren Press Release for 2022. Chief Ritter to announce on Radio with Andy Rice Wednesday morning.
  - The Logan County Coalition on Aging – Ceremony Event “Unveiling of the Thermometer”
  - Fire Department Swearing in Ceremony
  - DOLA Planning Grant Application - HB21-1271 DOLA Innovative Housing Strategies: Planning Grant Program Application
  - USDA Rural Development Info Session with State Director, Armando Valdez. Darlene Carpio, representative of Congressman Ken Buck set up the meeting and was hosted in Yuma.
  - CAB Meeting
  - Logan County Chamber of Commerce Annual Banquet & Awards on April 8<sup>th</sup> at 6:00pm located at the NJC Ballroom
  - Childcare Collaborative Weekly Zoom Meeting
  - Council Training Session at the Museum – April 9<sup>th</sup>
  - BBA/WJ Presentation to Sterling City Council – April 12<sup>th</sup> Council Meeting

Mayor Desormeaux made a motion to purchase a table of 8 for the Logan County Chamber of Commerce Annual Banquet & Awards. Councilmember Janes seconded the motion. By a six-yes vote, the motion was approved.

**NEW BUSINESS:**

**PRESENTATION OF VIETNAM WAR VETERANS DAY PROCLAMATION:**

Mayor Desormeaux read and presented the Vietnam War Veterans Day proclamation to Ms. Linda Wilson, Daughters of the American Revolution.

**MAYOR'S RECOMMENDATION OF RE-APPOINTMENT TO PUBLIC WORKS BOARD:**

Mayor Desormeaux made a motion to re-appointment Deanie VanBerg and appoint Bob Brown to the Sterling Housing Authority Board. Councilmember Gaines seconded the motion. By a six-yes vote, the motion was approved.

**REQUEST FROM CITIZENS ADVISORY BOARD (CAB):**

Present to address Council was Ms. Kim Sellers, CAB Board Member, who requested \$5,000.00 for a mural at Heritage Park. Mayor Desormeaux advised there will be a Resolution for this request at the next Council meeting.

Ms. Sellers also asked about the "Welcome to Sterling" sign that has been in the works for several years. She asked Council if it could be put out for bid to see what the cost would be for the sign.

**PUBLIC HEARING – APPLICATION FOR SPECIAL EVENT PERMIT – STERLING ELKS LODGE NO. 1336 – 321 ASH STREET:**

City Manager Blankenship advised Council an Application for Special Event Permit was filed by the Sterling Elks Lodge #1336 for the Merino School fundraiser on April 9, 2022 from 10:00 a.m. to 12:00 midnight. The Application was timely filed and is in proper form and the required fee has been submitted. The premises were properly posted. A letter was sent to the applicant advising of the date of the public hearing and requesting a representative be present at this meeting to answer any questions City Council might have concerning the application.

Present to address Council was Mr. Mike Bartsch, Sterling Elks Lodge, 319 Magnolia Lane.

Mayor Desormeaux opened the public hearing.

There were no comments.

Mayor Desormeaux closed the public hearing.

Councilmember Anderson made a motion to approve the Special Event Permit for the Sterling Elks Lodge located at 321 Ash Street. Councilmember Gaines seconded the motion. By a six-yes vote, the motion was approved.

**PUBLIC HEARING – CONDITIONAL USE APPLICATION – RUSS FRAZIER, PRESIDENT OF ANAWIM HOUSING, TO BUILD A 38-UNIT APARTMENT BUILDING ON THE PROPERTY KNOWN AND NUMBERED AS 1354, 1358, 1362, AND 1366 WEST MAIN STREET:**

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 build a 38-unit apartment building on the property known and numbered as 1354, 1358, 1362, and 1366 West Main Street. This property is located behind NAPA Auto Parts [1370 West Main Street]. The subject property is zoned Community Business (CB). Dwelling-Multiple Family is a conditional use in areas zoned Community Business (CB). At its March 2, 2022 meeting, the Planning Commission approved the 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. Per Sec. 506 of the Sterling City Code, the City Council shall render a final decision of approval, conditional approval, or denial. The reasons for its decision shall be stated in the official minutes of the hearing. No Conditional Use shall be approved unless the City Council finds that the application complies with the requirements of the City Code chapter regarding Conditional Use, is consistent with the intent and purpose of said Chapter, the Comprehensive Master Plan, and is compatible with the surrounding land uses.

Mayor Desormeaux advised for the public hearing tonight, please keep in mind that Council is determining if they should grant a conditional use permit under the City Zoning Code for this project. The Conditional Use Permit does not determine if this is a good project, just that the applicant has met the guidelines under the City Code.

The guidelines for speakers tonight are:

- Each person will have a 3-minute time limit.
- Please don't repeat the things that others have said.
- If you have questions of the applicant, please address them to the Council. If the Council thinks the question is relevant, they may ask the applicant.

Mayor Desormeaux opened the public hearing.

Present to address Council was Mr. Russ Frazier, President of Anawim Housing, 1535 Linden St., Des Moines, Iowa. Mr. Frazier advised Council they would like to build a 38-unit apartment building which matches the City's Master Plan.

Next to address Council was Ms. Sheri LaPore, 227 Ash, Sterling, Colorado. Ms. LaPore advised Council she can't see how this will fit on West Main Street. She had questions, but said she can't ask. Mayor Desormeaux asked her for the questions so Council could get the answers for her.

Next to address Council was Ms. Devie Miller, 530 McKinley, Sterling, Colorado. Ms. Miller advised she is a member of the Planning Commission. Her concern are the ditches on two sides of the property.

Next to address Council was Ms. Tina Ramos, 402 Cleveland, Sterling, Colorado. Ms. Ramos advised she works for Ace Hardware. She is concerned of pulling in and out of the store with people in the area.

Next to address Council was Mr. Bob Pimple, 257 Plainview, Sterling, Colorado. Mr. Pimple had concerns on a report on mental health issues and if Centennial Mental Health has the staff needed to handle this.

Next to address Council was Ms. Tina Zimmerman, 426 N 3<sup>rd</sup> Avenue, Sterling, Colorado. Ms. Zimmerman had concerns with it being across from the shopping area.

Next to address Council was Ms. Elizabeth Hickman, 212 S Ash St., Yuma, Colorado, Executive Director CMH. Ms. Hickman is working with the "Housing First" program. This is the first step in helping people. They have been looking at this process for 3 years.

Next to address Council was Ms. Brenda Terrell, 1322 Westview Drive, Sterling, Colorado. Ms. Terrell asked why there?

Next to address Council was Ms. Katie Symons, 2810 Lynden, Denver, Colorado. Ms. Symons advised this is not a shelter. She listed other towns they have apartments in. They will serve income levels that other apartments don't serve. The vouchers come from the state. They are waiting on funding from CHAFA.

Next to address Council was Mr. Dean Haynes, 426 N 3<sup>rd</sup> Avenue, Sterling, Colorado. Mr. Haynes asked why hasn't the public been invited to hear about this? Why is it a secret? A lot is going on that people don't understand.

Mayor Desormeaux closed the public hearing.

Councilmember Anderson asked regarding the guidelines that had to be met to live there. Mr. Hickman advised a standard lease agreement is required.

Present was Ms. Kristin Schelling, 310 Westridge, Haxtun, Colorado, CMH. Ms. Schelling explained the requirements and process of renting.

Mr. Nick Doddie, 1535 Linden, Des Moines, Iowa, explained the renting process.

Councilmember Anderson suggested to the owner that they should have a public hearing to get all the questions answered. He informed the audience that they have a warm home to live in. Mr. Trae Miller, Logan County Economic Development Corporation Director, was asked when he heard about this possible apartment. Mr. Miller advised from the 2019 Housing Needs Assessment.

Mayor Desormeaux asked Council if the proposed Conditional Use meets the needs of Sterling, does the City need it, does it meet the best interests of the City and the public health, safety & welfare? She informed Council that a proclamation for the Vietnam War Veterans Day was just presented. The homeless have needs too.

Mr. Frazier advised Council there will be 19 1-bedroom and 19 2-bedroom apartments. It is close to the bike trail and will have a fenced in playground.

Councilmember Gaines made a motion to approve the Conditional Use application for Russ Frazier, President of Anawim Housing to build a 38-unit apartment building on the property known and numbered as 1354, 1358, 1362, and 1366 West Main Street. Councilmember Janes seconded the motion. By a four-yes and two-no vote, the motion was approved. Voting was as follows:

Gaines	yes	Janes	yes
Anderson	no	Haynie	no
Desormeaux	yes	Blecha	yes

**RESOLUTION NO. 3-4-22, SERIES OF 2022 - A RESOLUTION BEFORE THE CITY OF STERLING, LOGAN COUNTY, COLORADO, APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE COLORADO DEPARTMENT OF PUBLIC SAFETY (CDPS) PERTAINING TO SERVICES TO BE PROVIDED BY THE CITY OF STERLING FIRE DEPARTMENT AT CDPS FACILITIES WITHIN THE CITY OF STERLING JURISDICTION:**

City Manager Blankenship advised Council this Resolution approves the terms of a Memorandum of Understanding relating to services to be provided to Colorado Department of Public Safety facilities within the City's jurisdiction by the Sterling Fire Department with respect to building fire safety issues and inspections, construction of new or modified fire safety systems, and requirements and procedures to facilitate response to fire alarms and emergencies.

Councilmember Anderson made a motion to approve Resolution No. 3-4-22, Series of 2022. Councilmember Blecha seconded the motion. By a six-yes vote, the motion was approved.

**RESOLUTION NO. 3-5-22, SERIES OF 2022 - A RESOLUTION BEFORE THE CITY OF STERLING, LOGAN COUNTY, COLORADO, ACCEPTING THE BID FROM CONCRETE SPECIALTIES AND UTILITIES CONSTRUCTION, INC. FOR THE CITY OF STERLING 2022 CURB RAMP AND ON-CALL CONCRETE CONTRACTOR PROJECT #22-002:**

City Manager Blankenship advised Council this Resolution accepts the Bid from Concrete Specialties and Utilities Construction, Inc., in the amount of \$220,130.37, for the City's 2022 Curb Ramp and On-Call Concrete Contractor Project #22-002. This was the only bid received for this project and the bid amount is an acceptable amount for this project. There are sufficient funds in the Public Works budget for this project.

Councilmember Janes made a motion to approve Resolution No. 3-5-22, Series of 2022. Councilmember Gaines seconded the motion. By a six-yes vote, the motion was approved.

**RESOLUTION NO. 3-6-22, SERIES OF 2022 - A RESOLUTION BEFORE THE CITY OF STERLING, LOGAN COUNTY, COLORADO, SUPPORTING THE APPLICATION FOR GRANT FUNDING FROM THE COLORADO DEPARTMENT OF LOCAL AFFAIRS:**

City Manager Blankenship advised Council this Resolution approves support of the DOLA Innovative Housing Strategies Planning Grant Program Application that has been submitted on behalf of the City.

Councilmember Gaines made a motion to approve Resolution No. 3-6-22, Series of 2022. Councilmember Anderson seconded the motion. By a six-yes vote, the motion was approved.

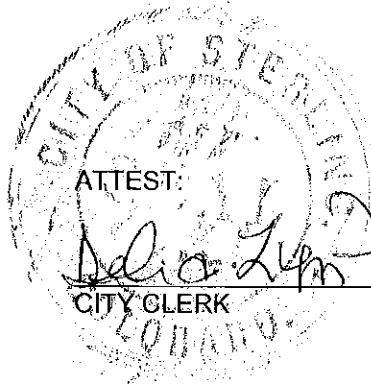
**DEPARTMENT HEAD REPORT – PUBLIC WORKS DIRECTOR:**

Public Works Director Good gave a report of the Public Works' projects.

**MISCELLANEOUS COUNCIL BUSINESS:**

Mayor Desormeaux advised at the last work session Council discussed Police and Fire salary changes. She asked if Council wanted to have another work session to discuss this or have longer regular Council meetings. It was the consensus of Council to have longer regular meetings.

There being no further business to come before Council the meeting adjourned at 7:21 p.m.

The seal of the City of Sterling, Illinois, is circular and contains the text "CITY OF STERLING ILLINOIS" around the perimeter. In the center, there is a smaller emblem. Below the seal, the word "ATTEST:" is printed. A handwritten signature, "Delia Lynn Forbes", is written over the seal and the word "ATTEST:". Below the signature, the words "CITY CLERK" are printed.

ATTEST:  
Delia Lynn Forbes  
CITY CLERK

A handwritten signature in cursive script, "Brenda Desormeaux", is written above a horizontal line. Below the line, the word "MAYOR" is printed in capital letters.

Brenda Desormeaux  
MAYOR