

**STERLING, COLORADO  
SEPTEMBER 10, 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.

Pastor Andrew Hayes, Emmanuel Baptist Church, gave the invocation. Mayor Pro-tem 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, September 10, 2019. Mayor Pro-tem Appelhans called the meeting to order at 7:00 p.m.

**Councilmembers present:**

Mayor Pro-tem	Appelhans
Councilmembers	Desormeaux Janes McCarty Pitcher Rice

**Councilmembers absent:**

Mayor	Torres
-------	--------

**Also present:**

City Manager	Saling
City Clerk	Forbes
Public Works Director	Good
Police Chief	Kerr
Parks, Library and Recreation (PLR) Director	Gandee
Library Superintendent	VanDusen
Fire Chief	Ritter
Public Safety Communications Director	Lybrand
Paralegal	Welsh
Museum Curator	Rich

**Citizens present: 20**

**CONSENT AGENDA:**

Councilmember Pitcher 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 August 27, 2019.

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

Present to address Council was Ms. Brea Wilson, 428 North Sterling Avenue, Sterling, Colorado\*\*. Ms. Wilson had concerns about various items.

Mayor Pro-tem Appelhans advised he would have City Manager Saling get a hold of her.

Next to address Council was Mr. Anthony Quinn, 1149 Nottingham. Mr. Quinn also had concerns regarding the police and sheriff's departments.

**UNFINISHED BUSINESS:**

**SECOND READING AND PUBLIC HEARING – 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 first reading of this ordinance took place on August 27, 2019, and it was thereafter published. 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.

City Clerk Forbes read the ordinance by title.

Mayor Pro-tem Appelhans opened the public hearing.

There were no comments.

Mayor Pro-tem Appelhans closed the public hearing.

Councilmember Rice made a motion to approve Ordinance No. 10, Series of 2019. Councilmember McCarty seconded the motion. By a six-yes vote, the motion was approved.

**CITY MANAGER'S REPORT:**

City Manager Saling updated Council on the following:

- Sales and hotel taxes for August
- Second and Main Street bulb-out project
- 7 MGD surface water tank inspection

- Downtown parking stall painting
- Lions Club presentation
- Economic Development has agreed to do a letter of support for the ballot question
- Fall cleanup starts on October 14, 2019
- September 27, 2019 will be the last day for the tornado siren testing
- Met with the Commissioners regarding the Quiet Zone
- Water production is down
- He handed out a flyer regarding the Airport grand opening of the new hangar on September 28, 2019

**NEW BUSINESS:**

**PRESENTATION OF CONSTITUTION WEEK PROCLAMATION:**

Mayor Pro-tem Appelhans read the Constitution Week Proclamation and presented it to Ms. Vicky Pollock.

**PUBLIC HEARING – APPLICATION FOR SPECIAL EVENT PERMIT – STERLING ELKS LODGE #1336 – 321 ASH STREET:**

City Manager Saling advised Council an application for special event permit was filed by the Sterling Elks Lodge #1336, for the following event:

October 5, 2019, from 4:30 o'clock p.m. to 12:00 o'clock midnight for the Ducks Unlimited fundraiser.

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. Frank Gower, 321 Ash.

Mayor Pro-tem Appelhans opened the public meeting.

There were no comments.

Mayor Pro-tem Appelhans closed the public meeting.

Councilmember Desormeaux made a motion to approve the Special Event Permit on October 5, 2019 for the Sterling Elks Lodge, 321 Ash Street. Councilmember Pitcher seconded the motion. By a six-yes vote, the motion was approved.

**RESOLUTION NO. 9-1-19, SERIES OF 2019 - A RESOLUTION BEFORE THE CITY OF STERLING, LOGAN COUNTY, COLORADO, APPROVING AN EASEMENT AGREEMENT WITH THE STERLING IRRIGATION COMPANY, A COLORADO NONPROFIT CORPORATION, FOR A NON-EXCLUSIVE PUBLIC PEDESTRIAN-BICYCLE ACCESS EASEMENT:**

City Manager Saling advised Council this resolution approves an easement agreement with the Sterling Irrigation Company, for an 8-foot access easement for ingress and egress to a public pedestrian/bicycle use path along the City's Pioneer Ditch property, for purposes of installing, repairing, maintaining, and replacing the path. There is no monetary consideration for the granting of this easement. City will be responsible for the maintenance of the path across said easement.

Councilmember McCarty made a motion to approve Resolution No. 9-1-19, Series of 2019. Councilmember Rice seconded the motion. By a six-yes vote, the motion was approved.

**RESOLUTION NO. 9-2-19, SERIES OF 2019 - A RESOLUTION BEFORE THE CITY OF STERLING, LOGAN COUNTY, COLORADO, ACCEPTING THE BID FROM COLORADO**

**MECHANICAL SYSTEMS, INC. FOR THE CITY OF STERLING CITY HALL MECHANICAL SYSTEM REPLACEMENT PROJECT #19-009:**

City Manager Saling advised Council this resolution approves the bid proposal received from Colorado Mechanical Systems, Inc. in the amount of \$489,800.00, for replacement of the City's mechanical system at City Hall, and approves and authorizes the Mayor to sign the related agreement. Two bids were received for this project. The lowest bid received was from Colorado Mechanical Systems, Inc. in the amount of \$489,800.00. This is an acceptable amount for the project and there are sufficient funds in the City's Capital Improvement Fund for the project.

Councilmember Pitcher made a motion to approve Resolution No. 9-2-19, Series of 2019. Councilmember McCarty seconded the motion. By a six-yes vote, the motion was approved.

**DEPARTMENT REPORT – PARKS, LIBRARY AND RECREATION DEPARTMENT:**

Parks, Library and Recreation Director Gandee gave the Parks, Library and Recreation Department report.

Museum Curator Rich updated Council on a donation given by the Nell Propst family of \$25,000.00

**SUBMISSION OF 2020 PROPOSED BUDGET:**

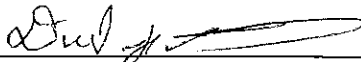
City Manager Saling advised Council the 2020 proposed budget is being submitted to Council. The public hearing should be set for two weeks after submission, September 24, 2019.

**MISCELLANEOUS COUNCIL BUSINESS:**

None

**ADJOURNMENT:**

There being no further business to come before Council the meeting adjourned at 7:45 p.m.

  
MAYOR

ATTEST:

  
CITY CLERK

**\*\*Note: There is not a North Sterling Avenue in Sterling, Colorado**