



**City of Black Hawk
City Council**

May 24, 2017

MEETING MINUTES

The meeting began immediately after the tour of the Dory Hill Water Plant with the ringing of the bell by Communications Officer Janet Dennehy.

1. CALL TO ORDER: The regular meeting of the City Council was called to order on Wednesday, May 24, 2017, at 2:10 p.m. by Mayor Spellman.

2. ROLL CALL: Present were: Mayor Spellman, Aldermen Armbright, Bennett, Johnson, Midcap, Moates, and Torres.

Staff present: City Attorney Hoffmann, City Manager Lewis, City Clerk/Administrative Services Director Greiner, Finance Director Hillis, Public Works Director Isbester, Community Planning and Development Administrator Linker, Police Chief Cole, Fire Chief Taylor, and Deputy City Clerk Martin.

PLEDGE OF ALLEGIANCE: Mayor Spellman led the meeting in the recitation of the Pledge of Allegiance.

3. AGENDA CHANGES: Deputy City Clerk Martin stated that the agenda had been revised to add Resolution 40-2017.

4. CONFLICTS OF INTEREST: City Attorney Hoffmann asked Council to declare any Conflicts of Interest on any issue appearing on the agenda this afternoon other than those previous disclosures and conflicts that have already been disclosed and are on file with the City Clerk and Secretary of State. There were no conflicts noted from City Council.

City Attorney Hoffmann asked the audience if there were any objections to any member of Council voting on any issue on the agenda this afternoon. The audience had no objections.

5. INTRODUCTION OF NEW EMPLOYEES: Janet Dennehy, Communications Officer

Julie Seitzinger, Administrative Assistant

Police Chief Cole introduced their new Dispatcher, Janet Dennehy. She has lived in Granby for 20 years prior to joining the Department, but is very familiar with the area because she has family in Gilpin County.

City Clerk/Administrative Services Director Greiner introduced Julie Seitzinger, the new Administrative Assistant to Administrative Services. Julie is married to Stan McInturf, fellow employee and Utility Operator for the Water Plant. Julie said she had an impressive first day as it was the celebration of the 153rd anniversary of the City Seal.

6. PUBLIC COMMENTS: Deputy City Clerk Martin confirmed that no one had signed up to speak.

7. APPROVAL OF
MINUTES: May 10, 2017

**MOTION TO
APPROVE**

Alderman Bennett **MOVED** and was **SECONDED** by Alderman Johnson to approve the Minutes as presented.

MOTION PASSED There was no discussion and the motion passed unanimously.

8. PUBLIC HEARINGS:

A. CB9-2017, An Ordinance Amending Black Hawk Municipal Code, Chapter 16 Zoning, Article XVII Application Procedures and Submittal Requirements, Section 16-368, City Council Historic Review Process and Section 16-370 Fees

Mayor Spellman read the title and opened the public hearing.

City Attorney Hoffmann asked City Council to continue this public hearing to the June 14 regular meeting. He said this proposed ordinance would simplify the historic preservation process, but additional research is needed to ensure it does not jeopardize the City's status as a Certified Local Government.

PUBLIC HEARING: Mayor Spellman declared a Public Hearing on CB9, An Ordinance amending Black Hawk Municipal Code, Chapter 16 Zoning, Article XVII Application Procedures and Submittal Requirements, Section 16-368, City Council Historic Review Process and Section 16-370 Fees

open and invited anyone wanting to address the Board either “for” or “against” the proposed ordinance to come forward.

MOTION TO APPROVE

Alderman Torres **MOVED** and was **SECONDED** by Alderman Moates to continue the public hearing on CB9, an Ordinance amending Black Hawk Municipal Code, Chapter 16 Zoning, Article XVII Application Procedures and Submittal Requirements, Section 16-368, City Council Historic Review Process and Section 16-370 Fees to June 14, 2017.

MOTION PASSED

There was no discussion and the motion **PASSED** unanimously.

B. Resolution 38-2017, A Resolution Approving a Certificate of Appropriateness for the Full Exterior Rehabilitation and Site Work for the Property Located at 211 Horn Street

Mayor Spellman read the title and opened the public hearing.

It was noted that Alderman Torres had left the dias.

Community Planning and Development Administrator Linker introduced this item. She said the Historic Preservation Commission had reviewed this application and recommends approval. The details of the application were included in the packet.

Alderman Armbright asked about the rock walls. Linker explained that all of the existing walls, proposed to be reconstructed, have all been taken into account and have been designed in, but as alternates under the Program.

Alderman Midcap had a few questions about the non-historic spaces, exposed vent pipes and the fencing to which Linker provided responses.

PUBLIC HEARING:

Mayor Spellman declared a Public Hearing on Resolution 38-2017, a Resolution approving a Certificate of Appropriateness for the full exterior rehabilitation and site work for the property located at 211 Horn Street open and invited anyone wanting to address the Board either “for” or “against” the proposed ordinance to come forward.

MOTION TO APPROVE

Alderman Bennett **MOVED** and was **SECONDED** by Alderman Armbright to approve Resolution 38-2017, a Resolution approving a Certificate of Appropriateness for the full exterior rehabilitation and site work for the property located at 211 Horn Street.

MOTION PASSED

There was no discussion and the motion **PASSED** 5-1, noting Alderman Torres’s recusal.

C. Resolution 39-2017, A Resolution Amending the City of Black Hawk 2016 Budget

Mayor Spellman read the title and opened the public hearing.

Finance Director Hillis explained that this admendment was to authorize repayment of 2016 revenue bonds, as per the auditors request.

PUBLIC HEARING:

Mayor Spellman declared the Public Hearing on Resolution 39-2017, a Resolution amending the City of Black Hawk 2016 Budget open and invited anyone wanting to address the Board either “for” or “against” the license to come forward.

No one came forward to speak and Mayor Spellman declared the Public Hearing closed.

MOTION TO APPROVE

Alderman Armbright **MOVED** and was **SECONDED** by Alderman Bennett to approve Resolution 39-2017, a Resolution amending the City of Black Hawk 2016 Budget.

9. ACTION ITEMS:

A. Resolution 40-2017, A Resolution Approving the First Amendment to the Demolition Permit Agreement Between the City of Black Hawk and Monarch Black Hawk, Inc.

Mayor Spellman read the title.

City Attorney Hoffmann introduced this item. He said last November Council had approved an agreement to allow Monarch to go forward with their demolition and to indemnify the City in the absence of a temporary sidewalk on the Isle Casino side of Main Street for pedestrians to use in lieu of a shuttle that the Monarch had provided. He said with the demolition completed, this first amendment authorizes the indemnity to continue either until Monarch decides to build the temporary sidewalk, or until a Certificate of Occupancy is issued for the completed hotel tower project.

MOTION TO APPROVE

Alderman Moates **MOVED** and was **SECONDED** by Alderman Johnson to approve Resolution 40-2017, a Resolution approving the First Amendment to the Demolition Permit Agreement between the City of Black Hawk and Monarch Black Hawk, Inc.

MOTION PASSED

There was no discussion and the motion **PASSED** unanimously.

10. CITY MANAGER
REPORTS:

City Manager Lewis reminded everyone about clean-up day tomorrow.

11. CITY ATTORNEY:

City Attorney Hoffmann had nothing to report.

12. EXECUTIVE
SESSION:

City Attorney Hoffmann recommended items number 2 and 5 for Executive Session for specific legal issues related to potential legislation.

**MOTION TO
ADJOURN INTO
EXECUTIVE
SESSION**

Alderman Bennett **MOVED** and was **SECONDED** by Alderman Johnson to adjourn into Executive Session at 2:27 p.m. to hold a conference with the City's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b) and to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e).

MOTION PASSED

There was no discussion and the motion **PASSED** unanimously.

**MOTION TO
ADJOURN**

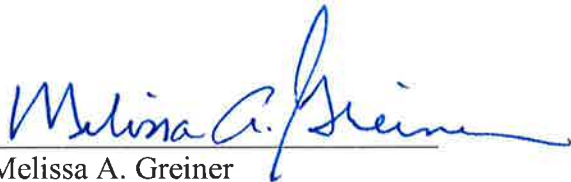
Alderman Bennett **MOVED** and was **SECONDED** by Alderman Armbright to adjourn the Executive Session at 3:55 p.m.

MOTION PASSED

There was no discussion and the motion **PASSED** unanimously.

13. ADJOURNMENT:

Mayor Spellman declared the Regular Meeting of the City Council closed at 3:55 p.m.



Melissa A. Greiner
City Clerk



David D. Spellman
Mayor

