



**City of Black Hawk
City Council**

February 28, 2018

MEETING MINUTES

Brett Hahnenkamp, of Peak Program Value, rang the bell.

1. **CALL TO ORDER:** The regular meeting of the City Council was called to order on Wednesday, February 28, 2018, at 3:00 p.m. by Mayor Spellman.

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

Staff present: Visiting City Attorney Graham, City Manager Lewis, Police Chief Cole, Fire Chief Taylor, Finance Director Hillis, City Clerk/Administrative Services Director Greiner, Public Works Director Isbester, Street Superintendent Schaller, Fleet Superintendent Jackson, Community Planning and Development Administrator Linker, 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 confirmed there were no agenda changes.

4. **CONFLICTS OF INTEREST:** Visiting City Attorney Graham 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. No conflicts were noted by City Council.

Visiting City Attorney Graham 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. **PUBLIC COMMENT:** Deputy City Clerk Martin confirmed that no one had signed up to speak.

6. APPROVAL OF
MINUTES:

February 14, 2018

**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.

7. PUBLIC HEARINGS:

A. CB2, An Ordinance Amending Chapter 16 of the Black Hawk Municipal Code to Regulate Manufactured Homes as Permitted by Federal Law

Mayor Spellman read the title and opened the public hearing.

Community Planning and Development Administrator Linker introduced this item and said it was prompted by her department receiving several inquiries in regards to manufactured homes. She said after a comprehensive review of Chapter 16, it was determined that an amendment should be considered to update the definition of a manufactured home, and for all residential dwellings, as well as manufactured homes, to meet minimum requirements.

PUBLIC HEARING:

Mayor Spellman declared a Public Hearing on CB2, an Ordinance amending Chapter 16 of the Black Hawk Municipal Code to regulate manufactured homes as permitted by Federal Law open and invited anyone wanting to address the Board either “for” or “against” the proposed ordinance to come forward.

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

**MOTION TO
APPROVE**

Alderman Torres **MOVED** and was **SECONDED** by Alderman Armbright to approve CB2, an Ordinance amending Chapter 16 of the Black Hawk Municipal Code to regulate manufactured homes as permitted by Federal Law.

MOTION PASSED

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

B. Resolution 18-2018, A Resolution Approving a Certificate of Appropriateness for the Demolition of Two Non-Historic Sheds and a Non-Historic Garage Located at 510 Chase Street, and a Non-Historic Shed at 520 Chase Street

Mayor Spellman read the title and opened the public hearing.

Community Planning and Development Administrator Linker introduced this item by saying the Historic Preservation Commission reviewed this on their agenda yesterday and are recommending approval. She said the buildings are not considered historic or contributing because they were not originally inventoried by the National Park Service, and the Gilpin County Assessor's office shows a 1984 construction date. They are City-owned buildings.

PUBLIC HEARING:

Mayor Spellman declared a Public Hearing on Resolution 18-2018, a Resolution approving a Certificate of Appropriateness for the demolition of two non-historic sheds and a non-historic garage located at 510 Chase Street, and a non-historic shed at 520 Chase Street open and invited anyone wanting to address the Board either "for" or "against" the proposed ordinance to come forward.

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

MOTION TO APPROVE

Alderman Moates **MOVED** and was **SECONDED** by Alderman Bennett to approve Resolution 18-2018, a Resolution approving a Certificate of Appropriateness for the demolition of two non-historic sheds and a non-historic garage located at 510 Chase Street, and a non-historic shed at 520 Chase Street.

MOTION PASSED

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

8. ACTION ITEMS:

A. Introduction of an Ordinance Amending the International Building Code, 2015 Edition, and International Fire Code, 2015 Edition, as Adopted by the City of Black Hawk

Mayor Spellman read the title.

Community Planning and Development Administrator Linker and Fire Chief Taylor introduced the adoption of a Building Code by reference and to set the public hearing date for March 14. Linker said the first amendment is to the ultimate wind speed as per SAFEbuilt, the City's Building Code Official, who is recommending the City update their ultimate wind speed based off of the Colorado Front Range Gust Map that they use. She said some commercial roofs being replaced had conflicts with what the City had in their Code vs. what their engineers felt they needed to design to.

Fire Chief Taylor said the second amendment was to correct a conflict between the International Residential Code and the International Fire Code. He said that City Council had decided to opt out of adopting the

section of the Fire Code related to residential sprinkler systems on single and double-family residences, but it was never updated in the Building Code when the Building Code was adopted.

MOTION TO APPROVE

Alderman Midcap **MOVED** and was **SECONDED** by Alderman Bennett to set the public hearing date for March 14, 2018.

MOTION PASSED

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

B. Resolution 19-2018, A Resolution Approving the Purchase of a 2018 CAT-906M Compact Wheel Loader and a CAT-CB22B Roller from Wagner Equipment in an Amount Not To Exceed \$117,095.00

Mayor Spellman read the title.

Public Works Director explained that these items were approved under the 2018 Capital Improvement Budget; the details were in the packet.

MOTION TO APPROVE

Alderman Midcap **MOVED** and was **SECONDED** by Alderman Armbright to approve Resolution 19-2018, a Resolution approving the purchase of a 2018 CAT-906M Compact Wheel Loader and a CAT-CB22B Roller from Wagner Equipment in an amount not to exceed \$117,095.00.

MOTION PASSED

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

C. Resolution 20-2018, A Resolution Accepting the Phase 1.A. Report of Peak Program Value, LLC for the City of Black Hawk Program Validation, and Authorizing the Deliverables Set Forth by Peak Program Value, LLC as Phase 1.B. and Phase 2 in an Amount Not To Exceed \$109,955.00

Mayor Spellman read the title.

City Manager Lewis introduced this item which reevaluates the historic program and Public Works programs over the last few years in regards to pricing in order to benefit future projects.

Brett Hahnenkamp, Senior Project Manager for Peak Program Value was present to answer questions. He said the difference between Phase 1.B. and 2 is that 1.B. dives deeper into the Phase 1.A. investigation, which includes more analysis of the data, costs analysis, cost estimates, etc., whereas Phase 2 focuses on toolkits, templates, process flow charts, and additional resources for staff to use in the delivery of projects, which will result in less expensive projects and improved

schedules. As an example, he said estimators would take a current design drawing and estimate it to be built in a different location so that they can better understand the location premium for building in Black Hawk.

Mayor Spellman wanted to reiterate that this was in no way a poor reflection against staff, the goal is to find efficiencies and/or opportunities for lower costs projects and to figure out what Black Hawk's resort pricing is.

Alderman Midcap had several questions about the different approaches such as Design-Bid-Build vs. Design-Build. Hahnenkamp replied that a Construction Manager/General Contractor (CMCG) method for residential projects may even be an approach, whereas a Design-Build may be a better method for clearly defined scopes like rock walls. He said the goal would be to provide tools to educate staff, as necessary, as to the pros and cons of each method depending on the project. Alderman Midcap said he'd like to see Council get involved in the design phase.

MOTION TO APPROVE

Alderman Bennett **MOVED** and was **SECONDED** by Alderman Torres to approve Resolution 20-2018, a Resolution accepting the Phase 1.A. Report of Peak Program Value, LLC for the City of Black Hawk Program Validation, and authorizing the deliverables set forth by Peak Program Value, LLC as Phase 1.B. and Phase 2 in an amount not to exceed \$109,955.00.

MOTION PASSED

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

9. CITY MANAGER REPORTS:

City Manager Lewis asked for a workshop date for the update to the Comp Plan. April 11 at 1:30 p.m. was unanimously agreed upon. Snacks will be provided.

10. CITY ATTORNEY:

Visiting City Attorney Graham had nothing to report.

11. EXECUTIVE SESSION:

Visiting City Attorney Graham recommended item number 5 only for Executive Session.

MOTION TO ADJOURN INTO EXECUTIVE

SESSION

Alderman Bennett **MOVED** and was **SECONDED** by Alderman Johnson to adjourn into Executive Session at 3:25 p.m. 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 Johnson to adjourn the Executive Session at 3:40 p.m.

MOTION PASSED

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

12. ADJOURNMENT:

Mayor Spellman declared the Regular Meeting of the City Council closed at 3:40 p.m.


Melissa A. Greiner, CMC
City Clerk


David D. Spellman
Mayor

