



**City of Black Hawk
City Council**

November 10, 2021

MEETING MINUTES

Baseline Engineering Consultant Vince Harris rang the bell to open the meeting.

1. CALL TO ORDER: Mayor Spellman called the regular meeting of the City Council to order on Wednesday, November 10, 2021, at 3:00 p.m.

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

Staff Present: City Attorney Hoffmann, City Manager Cole, Fire Chief Woolley, Police Chief Moriarty, Finance Director Hillis, City Clerk/Administrative Services Director Greiner, Public Works Director Isbester, City Engineer Reed, Water Manager Ford, Maintenance Services Manager Jackson, Community Planning & Development Director 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: 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. City Council noted no conflicts.

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

5. PUBLIC COMMENT: Deputy City Clerk Martin confirmed no one signed up to speak.

6. APPROVAL OF
MINUTES:

October 27, 2021

**MOTION TO
APPROVE**

Alderman Torres **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. 2022 Budget Adoption

- I. Resolution 79-2021, A Resolution Summarizing Expenditures and Revenues for Each Fund and Adopting a Budget for the City of Black Hawk, Colorado, for the Calendar Year Beginning on the First Day of January 2022 and Ending on the Last Day of December 2022, and Appropriating Sums of Money to Various Funds and Spending Agencies in the Amount, and for the Purposes Set Forth Within the Attached 2022 Budget**
- II. CB39, An Ordinance Levying General Property Taxes for the Year 2021 to Help Defray the Costs of Government for the City of Black Hawk, Colorado for the 2022 Budget Year**

Mayor Spellman read the titles and opened the public hearings.

Finance Director Hillis introduced this item. He said this budget is very similar to the work session, with a few changes, such as a slight change in revenue from the Silver Dollar Metropolitan District Intergovernmental Agreement amendment concerning Gilpin Ambulance services; the payment schedule being slightly different due to a small change in the interest rate related to the 2021 Debt issue that closed last Friday; and a little change in the Transportation Fund.

Alderman Midcap asked about the final COP interest rate, to which Mr. Hillis replied it was 2.43%. Mayor Spellman added that if the City had not closed that Friday, it would have gone up a total of 18 basis points. City Attorney elaborated on that by saying that the Bond Council thought it was an impossible task to get this closed last week, and if it weren't for staff dropping everything to work on this, it wouldn't have happened. A round of applause for those staff members that went above and beyond to get it done.

PUBLIC HEARING:

Mayor Spellman declared a Public Hearing on Resolution 79-2021, a Resolution summarizing expenditures and revenues for each fund and adopting a Budget for the City of Black Hawk, Colorado, for the calendar

year beginning on the first day of January 2022 and ending on the last day of December 2022, and appropriating sums of money to various funds and spending agencies in the amount, and for the purposes set forth within the attached 2022 Budget, and on CB39, an Ordinance levying general property taxes for the year 2021 to help defray the costs of Government for the City of Black Hawk, Colorado for the 2022 Budget Year open and invited anyone wanting to address the Board either “for” or “against” the proposed Resolution and Ordinance to come forward.

No one else wished to speak, and Mayor Spellman declared the Public Hearings closed.

**MOTION TO
APPROVE**

Alderman Johnson **MOVED** and was **SECONDED** by Alderman Midcap to approve Resolution 79-2021, a Resolution summarizing expenditures and revenues for each fund and adopting a Budget for the City of Black Hawk, Colorado, for the calendar year beginning on the first day of January 2022 and ending on the last day of December 2022, and appropriating sums of money to various funds and spending agencies in the amount, and for the purposes set forth within the attached 2022 Budget, and CB39, an Ordinance levying general property taxes for the year 2021 to help defray the costs of Government for the City of Black Hawk, Colorado for the 2022 Budget Year.

MOTION PASSED

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

8. ACTION ITEMS:

A. Resolution 80-2021, A Resolution Adopting the City’s Three-Mile Annexation Plan

Mayor Spellman read the title.

Baseline Engineering Consultant Harris presented this item. He said as per statute, in preparation for the annexations scheduled before Council next month, the City is required to adopt an updated Three-Mile Annexation Plan. He described Exhibit A as the same revised Growth Area Plan in the Intergovernmental Agreement with Central City and Gilpin County. He added that the plan also includes the Black Hawk Comprehensive Plan by reference.

**MOTION TO
APPROVE**

Alderman Bennett **MOVED** and was **SECONDED** by Alderman Armbright to approve Resolution 80-2021, a Resolution adopting the City’s Three-Mile Annexation Plan.

MOTION PASSED

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

B. Resolution 81-2021, A Resolution Approving the Professional Services Agreement Between the City of Black Hawk and PEH Architects in an Amount Not To Exceed \$53,500.00 for Conceptual Design Services Pertaining to 271 Gregory Street

Mayor Spellman read the title.

City Engineer Reed explained the proposal to relocate the green “Daisy Edwards” house at 271 Gregory to the vacant lot between the McAfee House and Church Street to make it into a small brew house and taproom, which will then complete the Gregory Street Plaza and open up more space at the livery lot for future development. He said this approval is for the conceptual design of the house, including the size, floor plan, and exterior appearance of the structure. He anticipates the design work being done by late the January-February timeframe, at which time he will then come back to Council with the request for a contract for the complete construction plans.

Alderman Midcap asked if this contract would cover the demolition part, to which Mr. Reed replied no, not under this contract, that would be covered under the complete construction plans. He said that PEH would identify and determine which parts of the building will be relocated and restored vs. which parts will be demolished.

**MOTION TO
APPROVE**

Alderman Midcap **MOVED** and was **SECONDED** by Alderman Torres to approve Resolution 81-2021, a Resolution approving the Professional Services Agreement between the City of Black Hawk and PEH Architects in an amount not to exceed \$53,500.00 for Conceptual Design Services pertaining to 271 Gregory Street.

MOTION PASSED

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

C. Resolution 82-2021, A Resolution Approving the License Agreement Between the City of Black Hawk and Rocky Mountain Evangelical Free Church

Mayor Spellman read the title.

City Clerk/Administrative Services Director Greiner introduced the agreement to use the City’s Gregory Street Plaza area outside the church for a wedding reception on December 18th, starting around 2:00 p.m.

**MOTION TO
APPROVE**

Alderman Moates **MOVED** and was **SECONDED** by Alderman Armbright to approve Resolution 82-2021, a Resolution approving the License Agreement between the City of Black Hawk and Rocky Mountain Evangelical Free Church.

MOTION PASSED

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

D. Resolution 83-2021, A Resolution Approving the Design Services Contract with Baseline Engineering Consultants for the Elkhorn Water Tank in an Amount Not to Exceed \$330,700

Mayor Spellman read the title.

Water Manager Ford said that when the City built the Hidden Valley treatment plant, it put in a pipeline over the mountain and had segregated a spot for a future tank. Now, he said, with the new development on the Mesa and Proximo coming in, there is a need to store water above and also for fire flow and pressure. Baseline Engineering is the City's on-call Civil Engineer. He said the subcontractor is the same engineer who built both of the City's one million gallon tanks. He expects construction to start next season. He confirmed the \$330,700 was strictly just for the design of the tank, not the construction. Mayor Spellman added that of the 20-million-dollar loan, 5 million was earmarked for water improvement, which includes this item.

MOTION TO APPROVE

Alderman Bennett **MOVED** and was **SECONDED** by Alderman Johnson to approve Resolution 83-2021, a Resolution approving the Design Services Contract with Baseline Engineering Consultants for the Elkhorn Water Tank in an amount not to exceed \$330,700.

MOTION PASSED

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

9. CITY MANAGER REPORTS:

City Manager Cole said he asked Finance Director Hillis to look into what the Denver-Boulder CPI would have been over the last 20 years to recommend to Council regarding an increase to the employee's Holiday Bonus, which has been \$300. The results came back at roughly \$552, so staff recommends approval to award \$425 this year and perhaps reconsider something else for next year.

It was **MOVED** by Alderman Armbright and **SECONDED** by Alderman Bennett to authorize a Holiday Bonus in the amount of \$425 for employees. There was no discussion, and the motion **PASSED** unanimously.

10. CITY ATTORNEY:

City Attorney Hoffmann had nothing to report.

11. EXECUTIVE
SESSION:

City Attorney Hoffmann recommended item number 5 for Executive Session related to City-owned property on Gregory Hill/Bobtail Hill, formerly known as Miners Mesa.

**MOTION TO ADJOURN
INTO EXECUTIVE
SESSION**

Alderman Bennett **MOVED** and was **SECONDED** by Alderman Johnson to adjourn into Executive Session at 3:20 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 adjourned at 3:40 p.m.


Melissa A. Greiner, CMC
City Clerk


David D. Spellman
Mayor

