



**City of Black Hawk
City Council**

March 9, 2022

MEETING MINUTES

Peter Heinz, President of PEH Architects, 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, March 9, 2022, 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, 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 noted that Action Item A was removed from the agenda because the Monarch did not use the searchlight.

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 had signed up to speak.

6. APPROVAL OF
MINUTES:

February 23, 2022

**MOTION TO
APPROVE**

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

MOTION PASSED

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

7. PUBLIC HEARINGS:

None

8. ACTION ITEMS:

A. Motion Ratifying a Phone Poll and Approving a Request for Extended Hours for the Monarch Casino's Special Event Permit for the Hotel Grand opening

Removed from the agenda.

B. Resolution 15-2022, A Resolution Providing Funding for 2022 for the Gregory Street Hard District Business Marketing Association in the Amount of \$65,023.00

Mayor Spellman read the title.

City Attorney Hoffmann explained that this Resolution would provide initial funding for the newly formed Gregory Street Hard District Business Marketing Association and identify the City's intent to fund the Association in future years, thus providing assurance to the Association and for any matching grants the Association may apply for. He noted that the City is not a party to the Association itself and that any change to their documents would require Council approval. Mayor Spellman added that he would like their PO Box 162 added to their documents regarding notices as they just received their Black Hawk PO Box number.

**MOTION TO
APPROVE**

Alderman Johnson **MOVED** and was **SECONDED** by Alderman Torres to approve Resolution 15-2022, a Resolution providing funding for 2022 for the Gregory Street Hard District Business Marketing Association in the amount of \$65,023.00.

MOTION PASSED

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

C. Resolution 16-2022, A Resolution Approving the City of Black Hawk Fee Schedule, as Amended

Mayor Spellman read the title.

Deputy City Clerk Martin explained the need to establish application fees for two new liquor application types added to the City's Municipal Code for Festival Permits and Tastings. The Clerk's office proposes \$100 for each and \$100 for a Tastings renewal.

MOTION TO APPROVE

Alderman Armbright **MOVED** and was **SECONDED** by Alderman Bennett to approve Resolution 16-2022, a Resolution approving the City of Black Hawk Fee Schedule, as amended.

MOTION PASSED

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

D. Resolution 17-2022, A Resolution Awarding the Bid and Approving the Contract Between the City of Black Hawk and Palace Construction Company, Inc. in an Amount Not to Exceed \$4,090,695.00 for Construction of the 221 Gregory Street Renovation and Grand Stair Project

Mayor Spellman read the title.

City Engineer Reed introduced this item. He confirmed the location is the old Lucky Star/Eureka building next to City Hall. He said the construction plans for both the building and the grand staircase were approved in 2020. The plan was to create four retail spaces, two on each level, along with exterior renovations, and the grand staircase would be made of steel with a decorated steel archway and lampposts. The project was put on hold at that time. Now, he said, both projects are combined into one construction contract. The City pre-qualified four general contractors, of which Palace Construction was the low bid. He said they are ready to start immediately, and the project should be completed by Spring 2023. Mayor Spellman noted that even though the projects were delayed, they are under what was initially budgeted.

MOTION TO APPROVE

Alderman Bennett **MOVED** and was **SECONDED** by Alderman Midcap to approve Resolution 17-2022, a Resolution awarding the bid and approving the contract between the City of Black Hawk and Palace Construction Company, Inc. in an amount not to exceed \$4,090,695.00 for construction of the 221 Gregory Street Renovation and Grand Stair Project.

MOTION PASSED

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

E. Resolution 18-2022, A Resolution Approving the Professional Services Agreement Between the City of Black Hawk and PEH Architects in an Amount Not to Exceed \$26,550.00 for Design Services on the Crook's Palace Exterior Improvement Project

Mayor Spellman read the title.

City Engineer Reed introduced this item to approve PEH's conceptual plans for exterior improvements to Crook's Palace. If approved, they can move forward with the construction plans and go out for bids. Peter Heinz, President of PEH Architects, went through his presentation to expand the existing patio, create a smaller entry patio off to the side of the front door, replace the front door, create a smaller stairway leading up to the front door with an accessibility ramp, and install a clear glass sound barrier on top of the patio court wall. The glass can be etched with the proprietor's name and logo.

Alderman Midcap had a few questions about the patio and the glass. Mr. Heinz said the sound barrier glass will have etched grape leaf decorative elements from the saloon carried over to it, ADA access would be to the west, and construction will take place while JKQ BBQ is open for business.

MOTION TO APPROVE

Alderman Armbright **MOVED** and was **SECONDED** by Alderman Bennett to approve Resolution 18-2022, a Resolution approving the Professional Services Agreement between the City of Black Hawk and PEH Architects in an amount not to exceed \$26,550.00 for design services on the Crook's Palace Exterior Improvement Project.

MOTION PASSED

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

9. CITY MANAGER REPORTS:

City Manager Cole had nothing to report.

10. CITY ATTORNEY:

City Attorney Hoffmann had nothing to report.

11. EXECUTIVE SESSION:

City Attorney Hoffmann recommended item number 5 only for Executive Session, and the specific issues for negotiations are Fire Department automatic aid, and then to instruct negotiators regarding City owned land on Gregory Hill, the Gregory Street HARD District, and other City owned property.

**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 4:15 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 4:15 p.m.


Melissa A. Greiner, CMC
City Clerk


David D. Spellman
Mayor

