



MINUTES
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
MARCH 17, 2016
101 W. 8TH STREET
6:00 P.M.

7 Roll Call

Mayor Mike Gamba called the meeting to order at 6:00 pm Present: Stephen Bershenyi, Matt Steckler, Todd Leahy, Steve Davis, and Kathryn Trauger. Absent: Leo McKinney

Also present were Drew Gorgey, Acting City Manager; Karl Hanlon, City Attorney; Catherine Mythen Fletcher, City Clerk; Gretchen Ricehill, City Planner; Terry Wilson, Police Chief; and Terri Partch, City Engineer

8 Pledge of Allegiance

Mayor Gamba led in the Pledge of Allegiance.

9 Citizens Appearing Before Council. (For items NOT on Agenda - comments limited to 3 minutes)

Grace Stalswich is concerned about the dangerous truck traffic on Midland Avenue between 7th and 27th Streets and would like increased enforcement.

10 Agenda Changes

Item 17 Traffic Mitigation South Grand Avenue and 27th Street was added.

11 Council Comments

Mayor Gamba noted that pillars of the community, Nicholas Massaro and Patsy Guadnola, have passed away. Both were involved with education in Glenwood Springs.

12 Consent Agenda:

- A. Receipt of Minutes of the March 3, 2016 Regular Meeting
- B. Appointments to Parks and Recreation Commission
- C. Resolution 2016-7; A Resolution of the City of Glenwood Springs, Colorado, Authorizing the Solicitation of a Sealed Competitive Proposal to Update the Parks, Recreation, and Open Space Plan
- D. Bid Award: BD 2016-012, Mid-sized 4x4 Extended Cab Pickup
- E. Amendment to Purchase Contract – Old Library Building

Councilor Bershenyi moved, seconded by Councilor Trauger, to approve the Consent Agenda.

Motion passed unanimously by those present (Council McKinney absent).

13 Glenwood Springs Downtown Market - Request to Council

Jan Harr stated the Downtown Market is asking for space to store their equipment under the stairwell in the northeast corner of the parking garage. They can enclose the area with a mesh covered chain link fence for about

\$1,500. This would end the use of that area by the homeless. At this time their equipment is in a converted pickup bed trailer covered with a tarp that sits behind the Recycle Center which they move every week during market season.

Council discussed the mesh, the fence height, the location within the garage, if a private business using public property will set a precedent, and the possible use of grants to buy a new trailer.

Drew Gorgey said the best solution would be to use the \$1,500 toward a better trailer and allow the market use of a garage parking space during the season. They should pass the hat in the summer and check out grants.

Council directed them to return in 30 days.

14 Appointments to Development Code Ad Hoc Advisory Committee

Mayor Gamba announced 3 additional applicants applied today and they are on the ballot.

Gretchen Ricehill stated Council should have one representative on the committee, but since they will be open meetings, anyone can attend. Eight committee members was the consultant's recommendation and she would like it to remain at eight.

Drew Gorgey would like Council to direct the committee in the beginning then let them do their work.

The votes were as follows:

Attorney:	Sturges, Balcomb, Balcomb, Balcomb, Balcomb, Carmer,
Engineer:	Stewart, Burger, Burger, Burger, Burger, Proctor,
Planner:	C. Anderson, C. Anderson, C. Anderson, Chain, Chain, Sturges
Developer:	Markley, C. Anderson, Shaver, Shaver, Shaver, Shaver,
Builder:	Neuman, Neuman, Neuman, Neuman, Neuman, Neuman,
Architect, etc:	Taufer, Taufer, Taufer, Taufer, Taufer, Taufer,
Resident:	Liston, Moffatt; R. Anderson, Sturges; R. Anderson, Liston; C. Anderson Liston; C. Anderson, Liston; C. Anderson, Vanian

There was no decisive winner for Planner or a second Resident. The City Attorney suggested a run-off vote for the 2 people with the most votes in each category: Clark Anderson or Mark Chain as the Planner, and Clark Anderson or Rob Anderson for Resident.

Committee members are Scott Balcomb, Attorney; Craig Burger, Engineer; Mark Chain, Planner; George Shaver, Developer, Jason Neuman, Builder; John Taufer, Architect; Ron Liston and Clark Anderson, Residents.

15 6th St. Corridor Master Plan – Project Update

Gretchen Ricehill noted the Project Steering Committee wants the scope to include an economic and market assessment of North Glenwood. The consultant will have a proposal and fees for Council at the next meeting. The designers are creating conceptual drawings of the park/plaza space, but they need the precise legal description of that space.

Drew Gorgey added the Steering Committee would like to extend the deadline from May 15 to August 15th.

Items 16 & 17 were switched.

17 Traffic Mitigation South Grand Ave. and 27th St.

Mayor Gamba reviewed the traffic back-up from the previous day and recommendations from the Transportation Commission for a mini-roundabout at 27th and Grand. This project was not funded in this year's budget and it would take about 3 months to complete. There is also a suggestion to prohibit left turns from the bridge at peak times or all day.

Chief Wilson said there is a small amount of time when traffic backs up and stopping left turns from the bridge between 7:00 am and 9:30 am should be adequate.

Council discussed a joint meeting, to include CDOT and the Garfield County Commissioners, about the signal at 27th and Highway 82; the South Bridge; and funding for a mini-roundabout.

There were no public comments.

Council took a short break. Councilor Leahy recused himself from the rest of the meeting.

16 Water & Sewer System Impact Fees – Policy Direction

Mayor Gamba summarized the work session and there was consensus to go with a 60/40 split for the EQRs. Per EQR, the water impact fee would be \$4,710 and wastewater \$5,063.

There were no public comments on the rates being charged for 1 EQR of water or wastewater.

Mayor Gamba moved, seconded by Councilor Davis, to adopt the amounts as stated with an annual rate increase based on the Denver/Boulder Consumer Price Index.

AYES: Steckler, Gamba, Davis, Trauger

NAYS: Bershenyi

The Motion passed.

Mayor Gamba opened the meeting for public comments on the EQR Schedule.

Chad Lee, 18 Colorado, a real estate land use attorney, said the EQR Schedule negates the reduction in the water and sewer fees.

Pete Waller, Developer, said it is important to incentivize and the proposed EQR Schedule is on the right track. Each development is unique so flexibility is part of the equation.

Drew Gorgey said if not every EQR is being adjusted, stay with the Code and craft something that addresses the current conditions. It would only speak to attainable housing.

Karl Hanlon reviewed Council's policy options.

Clark Anderson, 1028 Palmer, said Council needs to start with a goal for the community and there is good direction from the Comprehensive Plan. Where development occurs affects the costs.

Louis Meyer, SGM, suggested Council direct Staff to address the issue of smaller, multi-family and in-fill units. Most of the classification schedule is commercial, industrial and institutional.

Richard Meyers, Realty Capital Management, The Lofts Developer, agreed with Mr. Anderson and Mr. Meyer. They want a fair system that relates to the actual water usage. Most apartments are not 1,500 square feet; they're more like 600. Small, in-town apartments have less impact on infrastructure. Glenwood Springs has an advantage over other towns in the Roaring Fork Valley because affordable rental property can be built here that will attract employees.

Drew Gorgey noted this will be back on April 7th with options for lower fees.

18 Report From City Administration:

A. City Manager

Drew Gorgey reported on the A&I tax efforts; the 14th Street Pedestrian Bridge; a meeting about Senior Housing in Garfield County; and the Cost Sharing Agreement with the Hot Springs Pool.

B. City Attorney

Karl Hanlon commented on the City Manager search.

Correspondence: Incoming/Outgoing

19 Adjournment

Meeting adjourned at 8:30 p.m.