



MINUTES  
CITY OF GLENWOOD SPRINGS  
REGULAR CITY COUNCIL MEETING  
JANUARY 5, 2017  
101 W. 8<sup>TH</sup> STREET  
6:00 P.M.

11 Roll Call

Mayor Mike Gamba called the meeting to order at 7:07 p.m. Present: Stephen Bershenyi, Matt Steckler, Todd Leahy, Steve Davis, Leo McKinney and Kathryn Trauger.

Also present were Debra Figueroa, City Manager; Karl Hanlon, City Attorney; Catherine Mythen Fletcher, City Clerk; Robin Millyard, Public Works Director; Gretchen Ricehill, Interim Community Development Director; Yvette Gustad, Interim Finance Director; and Jennifer Oton; Assistant to the City Manager.

12 Pledge of Allegiance

Mayor Gamba led in the Pledge of Allegiance.

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

Mayor Gamba opened citizen comment and stated that the Recycle Center relocation will be an agenda item at the next regular meeting on January 19, 2017.

John Haines commented on the recycle center at its convenience. He noted that pavement has buckled on Highway 82 in the vicinity of 23<sup>rd</sup> Street.

John Korrie expressed his concern with snow removal on the Atkinson Canal trail south of Sunlight Bridge to Three Mile.

Nick Kelly commended the City on the 14<sup>th</sup> Street Bridge project. An article was in the newspaper about tiny houses in Aspen. He suggested that Council should consider guidance to the Planning Commission so that affordable housing is located close to transit to reduce traffic impacts.

14 Agenda Changes

Mayor Gamba noted the Grand Avenue Bridge update item had been moved up on the agenda and had been discussed just after the Pledge of Allegiance.

15 Council Comments

Councilor McKinney stated it is his understanding that the Planning Commission does consider the location of transit relative to housing.

Councilor Trauger stated the Department of Transportation will be addressing the pavement issue noted by Mr. Haines.

Mayor Gamba requested that staff obtain information from the Department of Transportation on their work plans so that Council and staff are informed.

Councilor Bershenyi extended thanks to the City's public safety staff on behalf of citizen comments he'd received following the recent fire that occurred at the condominiums.

Mayor Gamba thanked the anonymous individual who had left a \$100.00 check to the City with him for the repair of a damaged stop sign.

16      Consent Agenda:

- A. Receipt of Minutes of the December 15, 2016 Regular Meeting
- B. Appointment to Garfield County Noxious Weed Advisory Board
- C. Financial Advisory Board – Recommendation to Award Tourism and Discretionary Grant Funds
- D. Ordinance No. 38, Series of 2016; An Ordinance of the City of Glenwood Springs, Colorado Amending Section 030.010.020 Regarding Administrative Departments (SECOND READING)
- E. Ordinance No. 39, Series of 2016; An Ordinance of the City of Glenwood Springs, Colorado Amending Section 020.030.010 Regarding Regular City Council Meeting Times (SECOND READING)
- F. Resolution 2017-1, A Resolution of the City Council of the City of Glenwood Springs, Colorado, Designating a Public Place for Posting Meeting Notices during Calendar Year 2017
- G. Resolution 2017-2, A Resolution of the City Council of the City of Glenwood Springs, Colorado Authorizing the Solicitation of a Sealed Competitive Proposal for Construction of a City Equipment Storage Facility
- H. Resolution 2017-3, A Resolution of the City Council of The City of Glenwood Springs, Colorado Authorizing the Solicitation of a Sealed Competitive Proposal for the Elevator Upgrade at City Hall
- I. Resolution 2017-4, A Resolution of the City Council of the City of Glenwood Springs, Colorado Authorizing the Solicitation of a Sealed Competitive Proposal for a Control Access System at City Hall
- J. Resolution 2017-5, A Resolution of the City Council of the City of Glenwood Springs, Colorado Appointing the Public Works Director and Electric Department Superintendent to the Municipal Energy of Nebraska Board of Directors and Management Committee

***Councilor McKinney moved, seconded by Councilor Trauger, to approve the consent agenda.***

***The Motion passed unanimously.***

17      GAB UPDATE

Tom Newland, CDOT Project Public Information Manager, provided an update to Council on construction work in the City related to the Grand Avenue Bridge project, which included the following:

- Northbound turn pocket at 6<sup>th</sup> and Pine Streets would be closed for night work January 16-February 3, 8:00 p.m. to 5:00 a.m.
- Exit 114 eastbound and westbound ramps will have one lane and shoulder closures to install light standards January 9 through January 11.
- Periodic one lane closures on the Grand Avenue Bridge on January 10 and additional dates in January.
- New waterline will be disinfected and pressure tested.

- Wires will be installed for Century Link.
- Ongoing utility work in the Hot Springs parking lot.
- Seventh Street station to have masonry installed on landing structure and framing of the elevator tower will be completed. Masonry for canopy structures and railings for the pedestrian bridge will occur.
- Grading, forming and pouring of structural walls will occur through the month.
- Asphalt overlays for the detour are on the horizon with more information available in early February.

18 Planning Item Continued:

- A. #33-16 Consideration of an Amendment to an Existing Annexation Agreement and the Conceptual Review of a Major Development Proposal  
Applicant: Craig Helm  
Owner: First Baptist Church of Glenwood Springs  
Location: 2225 Midland Avenue  
Zone: R/4 Residential Transitional

Councilor Trauger recused herself on the item as she had not been present at the last hearing.

Councilor McKinney asked if public comment would be taken.

City Attorney, Karl Hanlon, provided a summation of Council's action at the last hearing, the request for a continuance per the packet and a more recent request by the applicant after the agenda was noticed to take additional comments and take action on the original version of the agreement. He stated Council had the option of taking one of the following actions:

- Continuance of the application,
- Take action on the information presented at the last meeting,
- Re-open the hearing with additional testimony from the applicant and public.

After further discussion, Council stated it was their preference to continue to provide both the applicant and public opportunity to comment.

***Councilor McKinney, moved, seconded by Councilor Leahy, to continue the item to the next regular meeting on January 19, 2017.***

***The Motion passed by those Council members hearing the item.***

19 Ordinance No. 36, Series of 2016; An Ordinance of the City of Glenwood Springs, Colorado Adopting a New Section 070.130.110 of the Municipal Code Establishing Uniform Standards for Deed Restricted Affordable Housing Developments (SECOND READING)

Mr. Hanlon noted the ordinance had been updated per direction at the work session earlier in the day. The changes reflected the fees that Council would like waived for affordable housing developments, which includes water and sewer tap fees; water and sewer improvement fees; school land dedication fees; and fire and emergency impact fees. He noted that Council had also indicated they would prefer

to see an amnesty period for bandit accessory dwelling units to become legal with the waiver of fees as an incentive. That would be addressed via a Resolution at a future meeting.

Mayor Gamba noted the Ordinance is a starting point to address the housing issue.

Councilor McKinney asked if the waiver is for 100% of applicable fees.

Mr. Hanlon said it is for deed restricted units with straight line amortization for 30 years. If an owner wanted to opt out of the program after a certain point, they could pay half the fees that had been waived. The rate will be the average of all units at 100% of area median income (AMI).

Mayor Gamba opened public comment on the item.

There was no public comment and the Mayor closed public comment.

Councilor Leahy said he liked the idea that this is a voluntary program.

Councilor Steckler agreed but noted concern about adding additional fee waivers at this time without more public discussion.

Councilor Bershenyi indicated he has some concern with reducing revenue streams. The program will need to be monitored and is a work in process.

Mayor Gamba stated he feels this is a step in the right direction. Fee waivers are one tool to address the affordable housing issue.

Councilor Trauger stated there is a need for rental housing. This is an opportunity to create some in-fill that could benefit employers, homeowners and landowners. Things can be adjusted in the future if need be.

Councilor McKinney stated the City is not set up as a housing authority. The incentive is good but there will need to be tracking and record keeping. He is not sure it will do a lot for the small scale developer.

Councilor Davis said he believes it can be an incentive for an individual wanting to add a unit to their property.

Councilor Leahy said the rents will still need to be restricted to a certain level to obtain the fee waivers.

***Councilor McKinney, moved, seconded by Councilor Trauger, to approve Ordinance 36, Series of 2016, an Ordinance of the City of Glenwood Springs, Colorado Adopting a New Section 070.130.110 of the Municipal Code Establishing Uniform Standards for Deed Restricted Affordable Housing Developments, as updated by the City Attorney with the allowed waiver of fees for affordable housing developments to include water and sewer tap fees; water and sewer improvement fees; school land dedication fees; and fire and emergency impact fees.***

***The Motion passed unanimously.***

20 Report from City Administration:

A. City Manager

Ms. Figueroa noted that other municipalities charge an excise tax on marijuana and that the nearest ones are charging 5%.

Councilor McKinney requested information that shows the full tax that is assessed including the State tax.

Ms. Figueroa stated this is a question for Council to consider. She stated a 5% tax on retail marijuana from January to November in 2016 would have generated approximately \$300,000.

Council discussed the following relative to a marijuana excise tax:

- The Valley Marijuana Commission is a group that is actively working towards education about marijuana and a portion of a tax could be designated to further education.
- A portion of the tax could be used for enforcement via the hiring of outside security companies or additional police officers.

The general consensus of the Council was to place the question of a marijuana excise tax on the ballot for the April election.

Ms. Figueroa said she had distributed the formal parking study that was completed in 2013. The Downtown Development Association (DDA) would like to work on strategies to move it forward. She would bring the study back for formal adoption at a future meeting.

Ms. Figueroa noted she had provided Council forms for use with her evaluation if Council would like to utilize this format.

Council indicated the forms were helpful as a guide but that the format used previously seemed to work well.

B. City Attorney

Mr. Hanlon commended Council on the affordable housing ordinance stating it was a unique approach.

C. Correspondence: Incoming/Outgoing

25 Adjournment

The meeting was adjourned at 7:02 p.m.