



MINUTES  
CITY OF GLENWOOD SPRINGS  
REGULAR CITY COUNCIL MEETING  
JANUARY 19, 2017  
101 W. 8<sup>TH</sup> STREET  
6:00 P.M.

12 Roll Call

Mayor Mike Gamba called the meeting to order at 6:00 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; Terri Partch, City Engineer; Yvette Gustad, Interim Finance Director; Jennifer Ooton, Assistant to the City Manager; Tanya Allen, Transportation Manager; and Trent Hyatt, City Planner.

13 Pledge of Allegiance

Mayor Gamba led in the Pledge of Allegiance.

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

Leslie Bethel, Executive Director of the Downtown Development Authority (DDA), updated the Council on various aspects of the ongoing Grand Avenue Bridge project which included the following:

- Masonry material is being placed on the elevator building.
- Pedestrian bridge railing is being installed.
- The barrier wall for the vehicle bridge is being installed.
- Rock flagstone is being placed on the bridge piers.
- The four entry monument signs have been sent to the fabricator and have been reviewed by City staff.
- The last elements of the banners and monuments will be finished in the next few months.

15 Agenda Changes

Mayor Gamba noted that item 17D, the Award of Contract for the Transit Operations Plan, had been moved from the consent agenda to be considered as a separate item.

16 Council Comment

Councilor Trauger encouraged citizens to apply for the City's Boards and Commissions.

17 Consent Agenda:

- A. Receipt of Minutes of the January 5, 2017 Regular Meeting
- B. Appointment to VALE Board, Planning and Zoning and Parks and Recreation Commission
- C. Resolution 2017-6, A Resolution of the City Council of the City of Glenwood Springs, Colorado, Approving the Intergovernmental Agreement with the Garfield County Clerk and Recorder for the Regular Election on April 4, 2017

- D. Award of Contract – Transit Operations Plan
- E. Resolution 2017-8, A Resolution of the City Council of the City of Glenwood Springs, Colorado, Approving the Award of a Contract for Steel Pole Structures to Transamerican Power Products Inc.

***Councilor McKinney moved, seconded by Councilor Bershenyi, to approve the consent agenda with the exception of item 17D.***

***The Motion passed unanimously.***

Mayor Gamba noted 17D was removed from the consent agenda and staff would make a brief presentation.

Tanya Allen, Transportation Manager, stated a Request for Qualification had been done to update the Transit Operations Plan for the Ride Glenwood bus service after a grant was awarded from the Colorado Department of Transportation. The Committee recommends that the contract be awarded to the IBI Group.

Mayor Gamba opened public comment; however, no citizens spoke on the item.

***Councilor McKinney moved, seconded by Councilor Trauger, to award the contract for the Transportation Operations Plan as outlined in the staff report in the packet.***

***The motion passed unanimously.***

#### 18 Frontier Historical Society Annual Report

Bill Kight, Executive Director of the Frontier Historical Society, presented the annual report to the Council which highlighted the following:

- New branding and logo for the Frontier Historical Museum
- New partners: True Media Foundation and Roaring Fork Events
- Glenwood Garden Club herb garden at the museum
- New board members
- Visioning plan and survey of the public with a public forum on February 22
- A new website under construction
- New facility search with volunteers/docents in period costumes
- Ghostwalk attendance at 700 people
- Return of hidden history tours
- Genealogy club
- Funding sources

Mr. Kight stated there is a plan to conduct citizen interviews to preserve the history of key residents and that these will be used as an additional mechanism to raise funds.

19 Glenwood Springs Center for the Arts Annual Report

Christina Brusig, Executive Director for the Glenwood Springs Center of the Arts, summarized the activities and finances of the Arts Center. Ms. Brusig highlighted the following:

- Mission and Vision Statement
- Arts Education for the Community
- Community Events/Festivals
- Art Exhibitions
- Partnership with the Masonic Lodge
- Memberships
- Financial Information

20 Recycling Center

City Manager Deborah Figueroa briefed the City Council on the proposal to relocate the recycle center to the South Canyon landfill. A presentation was provided which highlighted the following:

- Recycle center history
- Recycling and landfill costs
- Benefits of recycling
- Available site options/analysis
- Security and required amenities for the recycle center
- Recycling costs and patterns
- Recycle options in the Roaring Fork Valley and Garfield County
- Overview of Glenwood Springs recycle companies
- Alternative sites for the recycle center
- Relocation deadline of March 1, 2017.

Mayor Gamba suggested it may be appropriate to build the recycle center at the landfill due to the City's ownership and ensuing deadline, while still exploring alternative sites.

Councilor Trauger asked if there are concerns or issues if the center is not staffed. Ms. Figueroa said illegal dumping likely would be an issue.

Councilor Bershenyi stated Council is cognizant that the recycle center is a wonderful amenity for the community. He would like to see the citizenry help to solve the problem by offering their suggestions.

Mayor Gamba opened the item for public comment.

The following people commented:

- Dean Moffatt
- Greg Jeung
- Rick Davis
- Joe O'Donnell
- Brian Zakowski

- Johnny Johnson
- John Korrie
- Joe Mollica
- Bob Gish
- Carolyn Zipperly
- Nick Kelly.
- Michael Blair
- Nigel Brett
- Debra Williams
- Jeremy Heiman
- Dana Schneider
- Shelley Kaup
- Chris Duncan

Mayor Gamba closed public comment. He noted that Council and staff will continue to explore all options., but there may not be a solution before March 1. For a period of time the only option may be curbside pickup or the landfill.

Councilor Gamba called for a recess at 7:50 p.m.

The meeting was called back to order at 7:55 p.m.

21 Planning Item:

- A. #19–16 Conceptual review of a Major Development Application, Lot Boundary Adjustment, Design Variances for 13 Multi-Family Units  
Applicant: Brad Jordan, Jordan Architecture  
Owner: Moltea III LLC  
Location: 175 and 185 County Road 135  
Zone District: C/1-Limited Commercial

Brad Jordan, Jordan Architecture, stated the development will consist of 13 units: 9 two bedroom units, 2 three bedroom units and 2 one bedroom units which will also be ADA compliant. The units will be developed as rental apartments.

Councilor Leahy recused himself on the item due to property management services he provides for the developer.

22 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

Mayor Gamba stated the public hearing on this item had been closed at the last meeting. They will now reopen the hearing for an update from the applicant and for public comment.

Councilor Trauger stated she was not at the December meeting and had recused herself at the January meeting; however, she has reviewed the entire record and all the testimony. She will participate in reviewing the request.

Craig Helm stated they would like Council to consider the amended agreement as it was originally submitted with the site plan exhibit. He provided an overview on the following:

- Building Design and Siting
- Density relative to R4 Zoning
- Traffic
- Revenue

City Attorney Karl Hanlon noted for clarity that the only thing that Council is considering is the amendment to the annexation agreement to allow more contemporary uses which are current restricted as listed in the annexation agreement, not the zoning.

Mayor Gamba opened the item for public comment.

The following spoke in favor of the project:

- Patti Hensley
- Anna Malacheck
- David Reynolds
- Daniele Rushkee
- Chris Duncan

The following spoke against the project

- Jimmy Taylor
- Grace Stahlschmidt
- Johnny Johnson
- Chery Earnest
- Nick Kelly

Mayor Gamba closed public comment.

Mr. Hanlon said at the last meeting the hearing was continued with direction to staff to redraft the annexation agreement. The applicant and owner request that Council make a decision on the annexation agreement as it existed at the first meeting.

Mr. Hanlon referred the Council to the agreement and reviewed the conditions in the agreement, i.e. the owner would pay current fees when they apply for a building permit and the owner would submit a development plan within 180 days of approval of the agreement consistent with the site plan attached as Exhibit B. If the plan changes, they have to come back and amend the annexation agreement again. The third condition was that no construction would occur on or off site which would impact traffic on Midland Avenue during the Grand Avenue Bridge. Finally, they would pay traffic impact fees of \$750.00 per unit plus \$500 per bedroom with studio units being treated as a one bedroom unit.

***Councilor McKinney moved, seconded by Councilor Steckler, to approve the amendment to the annexation agreement per the entire amended agreement in the packet which agreement contains the highlighted Section 3 on page 32.***

Councilor McKinney inquired about the validity of the agreement should an application not be submitted within 180 days. Mr. Hanlon suggested that the motion be amended to include a reverter clause.

***Councilor McKinney amended his motion to include a reversionary clause to state that if the development application was not submitted within 180 days, the amended agreement is null and void. Councilor Steckler amended his second.***

***AYES: McKinney, Gamba, Steckler***

***NAYS: Trauger, Davis, Leahy, Bershenyi***

***The motion failed 4-3.***

***Councilor Trauger moved, seconded by Councilor Leahy, to deny the amendment to the annexation agreement.***

***AYES: Trauger, Davis, Leahy, Steckler, Bershenyi***

***NAYS: McKinney, Gamba***

***The motion passed 5-2.***

23 Resolution 2017-7, A Resolution of the City Council of the City of Glenwood Springs, Colorado, Authorizing and Supporting the Submission of an Energy and Mineral Impact Assistance Fund Grant Application to the Colorado Department of Local Affairs to Assist in the Funding for Equipping Two Transit Buses with Compressed Natural Gas (CNG) Engines

City Engineer, Terri Partch, stated the City had submitted a grant application to CDOT for the buses which includes the CNG engines; however, the City may not be granted the full amount. Therefore, they wish to submit a grant to DOLA for the CNG engines as well. If both grants are funded, they will reduce the grant amount with CDOT. Ms. Partch said these buses are smaller in size than the City's current buses.

***Councilor Trauger moved, seconded by Councilor Davis, to approve Resolution No. 2017-7, A Resolution of the City Council of the City of Glenwood Springs, Colorado, Authorizing and Supporting the Submission of an Energy and Mineral Impact Assistance Fund Grant Application to the Colorado Department of Local Affairs to Assist in the Funding for Equipping Two Transit Buses with Compressed Natural Gas (CNG) Engines***

***The motion passed unanimously.***

## 24 Council Reports on Boards, Committee and Commission Meetings

Councilor McKinney noted there is a line item in the budget for river trails and the members are unclear what this is for. The Commission would still like to update the master trails plan

Council briefly discussed goals for the Boards and Commissions as well as regular work sessions. It was noted there seems to be a duplication/overlap in duties and projects between some of the City's Commissions.

Councilor Bershenyi noted that the Historic Preservation Commission would like to have a work session with Council.

Councilor Bershenyi also updated Council on the Reudi Water and Power Authority and noted that with the end of this term there will be a transition for a new representative from Council.

The Council members noted their preference to retain Councilor Bershenyi's representation due to his knowledge and expertise. Mr. Hanlon stated he would research this matter.

Mayor Gamba noted the Transportation Commission is in the process of updating the City's long term transportation plan.

Councilor Leahy advised that the DDA had purchased the Cushman King lot downtown which will allow the alley upgrade project to move forward.

Mayor Gamba, noted his attendance at the RFTA Board meeting along with the City Manager. Mr. Blankenship briefed the Board on the City's position on the Access Control Plan and they will be reviewing the plan with their attorney.

Mayor Gamba noted the ISTP (Integrated Systems Transportation Plan), a valley wide plan, was also discussed.

Councilor Trauger indicated that she and Councilor Davis attended the 7<sup>th</sup> Street open house

## 25 Correspondence: Incoming/Outgoing

## 26 Adjournment

The meeting was adjourned at 10:30 p.m.