



MINUTES
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
AUGUST 18, 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, Steve Davis, Matt Steckler, Todd Leahy, Leo McKinney and Kathryn Trauger.

Also present were Debra Figueroa, City Manager; Karl Hanlon, City Attorney; Catherine Mythen Fletcher, City Clerk; Terry Wilson, Police Chief; Gary Tillotson, Fire 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)

Fire Chief Tillotson wanted to announce the fire restrictions that were just placed on Garfield County.

Mogli Cooper commented regarding Bennett Court Townhomes and the drainage basin there.

Dr. Tom Brownell & Mary Brownell commented on the Townhouses at Bennett Avenue.

Jim Hawkins would like to see better signage at the Two Rivers Park regarding the Storm King Fire Fighter Memorial.

Sharon Regal also spoke regarding Bennett Court and asked the City to consider looking at the drainage problem.

Joann Cubic commented regarding traffic congestion on Midland.

10 Agenda Changes

Item #14 & 15 Resolutions regarding the GFMLD grants will be considered before planning item #39-15

11 Council Comments

Councilor Bershenyi reminded the public that school will be starting and to be aware of kids on the streets.

Councilor Trauger announced that there will be an appreciation BBQ for first responders that will be hosted with the Glenwood Springs Elks Club on September 16th from 11:30 am to 1:30 pm. GlenX will hold a Success Summit on October 8th at 11:00 am at the High School. Community Builders are holding a Leadership Institute and would like to develop a team to attend.

Councilor McKinney was impressed with the downtown Glen A Palooza event. He also wanted to thank Andrew McGregor and Charles Kelty for their service at the City.

12 Consent Agenda:

- A. Receipt of Minutes of the August 4, 2016 Regular Meeting
- B. Ordinance No.23, Series of 2016: An Ordinance of the City Council of Glenwood Springs, Colorado, Amending the 2016 Appropriation Ordinance to Reflect Reallocation of Funds for Tourism Promotion
- C. Resolution 2016-26: 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 a November Coordinated Election for the November 8, 2016 Election Clerk and Recorder to Conduct a Coordinated Election

- D. Appointment to the Planning and Zoning Commission
- E. Award of the following Bids: BD 2016-036, 4500 Heavy Duty 4x4 Truck, BD 2016-039, Fuels Bid

Councilor McKinney moved, seconded by Councilor Bershenyi, to approve the Consent Agenda

The motion passed unanimously.

13 _____ Planning Items:

- A. # 39-15, Consideration of a request for a major development permit, major subdivision, zoning variance, design variances for the construction of 34 residential units(12 single family homes, 10 duplex units, and 12 townhomes multi-family units)
Applicant: Craig Helm, Western Slope Properties, LLC
Owner: First Baptist Church of Glenwood Springs
Location: 2225 Midland Avenue
Zone: R/4 Residential Transitional

Mayor Pro Tem Leahy recused himself.

Trent Hyatt presented the application for a proposal to construct 34 residential single family, duplex and multi-family units. The Planning and Zoning Commission vote resulted in a split 2-2 decision. Therefore, the motion failed and a recommendation for approval was not provided.

Craig Helm, Western Slope Properties, LLC and Russell Todd representative for First Baptist Church presented a detailed overview of the project.

Mayor Gamba opened public comments.

The following people commented:

Patricia Hensley, Randy Rippy, Kendal Henry, Nick Kelly, Mark Smith, Michael Hogan, Danielle Howard and Sheila Markowitz.

Comments heard against the project were as follows: Density, Traffic, Drainage, Too large a development for that area, not pedestrian friendly.

Mayor Gamba closed public comments.

Councilor Trauger moved, seconded by Councilor McKinney to approve the Zoning Variance from Section 070.040.030(F)(6) Regarding the maximum building height of 35 Feet finding that the property has exceptional site conditions which include steep topography and soils conditions and that the siting of buildings corresponds to. Furthermore the location of the buildings are within an area of the site that is depressed requiring fill to match grading on the site. The applicant did not create the site conditions and the granting of the variance does not harm the intent of the standards as the location of the taller structures will not block view sheds and are located at the center area of the site.

AYES: Trauger, McKinney, Davis, Gamba, Steckler

NAYS: Bershenyi

The motion passed.

Action item 2 through 9 Design Variances

Councilor Trauger moved, seconded by Councilor Bershenyi to deny the Design Variances 2 through 9 with findings on page 3, 4 and top of page 5 attached as exhibit A.

AYES: Trauger, Davis, Bershenyi
NAYS: Gamba, Steckler, McKinney

The motion failed.

Action 10 - Major Development Permit for the construction of 34 residential units including 12 single family homes, 10 duplex units (five buildings), and 12 multi-family townhomes (two buildings).

Councilor Trauger moved, seconded by Councilor Bershenyi to deny a Major Development Permit for the construction of 34 residential units including 12 single family homes, 10 duplex units (five buildings), and 12 multi-family townhomes (two buildings).

AYES: Trauger, Davis, Bershenyi
NAYS: Gamba, Steckler, McKinney

The motion failed.

Action 11 - Major Subdivision of Parcel A and B for the creation of 34 individual lots which correspond to the proposed residential units.

Councilor Trauger moved, seconded by Councilor Bershenyi to deny Major Subdivision - of Parcel A and B for the creation of 34 individual lots which correspond to the proposed residential units

AYES: Trauger, Davis, Bershenyi
NAYS: Gamba, Steckler, McKinney

The motion failed.

14 Resolution 2016-24; A Resolution of the City Council of the City of Glenwood Springs, Colorado, Authorizing and Supporting the Application for a Mini-Grant from the Garfield County Federal Mineral Lease District

There were no public comments.

Councilor McKinney moved, seconded by Councilor Trauger, to approve Resolution 2016-24; A Resolution of the City Council of the City of Glenwood Springs, Colorado, Authorizing and Supporting the Application for a Mini-Grant from the Garfield County Federal Mineral Lease District for Improvements at the Firearms Facility.

The motion passed unanimously.

15 Resolution 2016-25; A Resolution of the City Council of the City of Glenwood Springs, Colorado, Authorizing and Supporting the Application for a Grant from the Garfield County Federal Mineral Lease District for Seventh Street Plaza, Phase 1

There were no public comments.

Councilor McKinney moved, seconded by Councilor Trauger, to approve Resolution 2016-25; A Resolution of the City Council of the City of Glenwood Springs, Colorado, Authorizing and Supporting the Application for a Grant from the Garfield County Federal Mineral Lease District for Seventh Street Plaza, Phase 1.

The motion passed unanimously.

Mayor Gamba called for a break.

Mayor Gamba resumed the meeting.

16 Ordinance No.22, Series of 2016: An Ordinance of the City Council of the City of Glenwood Springs, Colorado, Calling an Election on November 8, 2016, for Voter Approval to (I) Extend the existing One Cent (\$0.01) City Acquisition and Improvement Fund Sales and Use Tax and (II) Authorize the Issuance of Revenue Bonds; Providing the Effective Date of this Ordinance and Setting Forth Details in Relation Thereto (SECOND READING)

Karl Hanlon explained that the Ordinance was in the form of first reading and after some discussion with the Attorney representing the Glenwood Springs Arts Council regarding Section 4, 040.010.040 Purpose of tax; Use of proceeds (1) & (2).

(1) To defray the costs of operating and maintaining the Frontier Historical Museum; subject, however, to supplemental annual appropriations at the discretion of the City Council pursuant to the provisions of this section or from any other revenue source of the City.

(2) To defray the costs of operating and maintaining the Glenwood Springs Arts Center.; subject, however, to annual appropriations at the discretion of the City Council.

He suggested the following change to be added to the Ordinance “to defray the cost and at a minimum to help pay the Arts Director and Museum Directors salary to be added to item 1 and 2”.

Mayor Gamba opened public comments.

Charlie Willman represents the Arts Council. He commented on the reason for the suggested change to include language that the funding be considered for the Arts council and the Historical Society Director David Merritt was disappointed that there was not a Performing Arts Center included in the tax question.

Bob Zanella, President of the Historical Society supports the A&I funding.

Kate Collins, Board member for the Center for the Art supports the A&I tax funding

Mayor Gamba closed public comments.

Councilor McKinney, seconded by Councilor Trauger to approve Ordinance No.22, Series of 2016; An Ordinance of the City Council of the City of Glenwood Springs, Colorado, Calling an Election on November 8, 2016, for Voter Approval to (I) Extend the existing One Cent (\$0.01) City Acquisition and Improvement Fund Sales and Use Tax and (II) Authorize the Issuance of Revenue Bonds; Providing the Effective Date of this Ordinance and Setting Forth Details in Relation Thereto with the additional language in Section 4, Items 1 & 2 to include “defray the cost and at a minimum to help pay the Executive Directors Salary for the Museum and Arts Center.

The motion passed unanimously.

17 Resolution No. 23, Series of 2016: A Resolution of the City Council of the City of Glenwood Springs, Colorado, Setting Title and Content of the Ballot Issues Submitted at the Election to be held November 8, 2016
Karl Hanlon, City Attorney noted that this Resolution sets the Ballot title and the ballot questions that will be on the ballot in November. The first question is to extend the current tax and second question is related to the debt question which the City of Glenwood Springs is asking for up to \$54 Million with a maximum repayment of \$104 Million.

Mike McCallum, Vice President of Stifel stated that with a TABOR question you have to state the debt amount and the maximum repayment amount on the Ballot. He noted that right now is a good time to borrow as interest rates are low.

There were no public comments.

Councilor Bershenyi moved, seconded by Councilor McKinney to approve Resolution No. 23, Series of 2016; A Resolution of the City Council of the City of Glenwood Springs, Colorado, Setting Title and Content of the Ballot Issues Submitted at the Election to be held November 8, 2016 with the provision asking for bonding amount of \$54 million and the maximum repayment amount of \$108 Million.

The motion passed unanimously.

18 Council Reports on Board, Committee and Commission Meetings
Mike Gamba attended a RFTA presentation by LoVa Trail

19 Correspondence: Incoming/Outgoing

20 Adjournment
The meeting adjourned at 9:30 p.m.