



MINUTES
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
MARCH 1, 2018
101 W. 8TH STREET
6:00 P.M.

9 Roll Call

Mayor Mike Gamba called the meeting to order at 6:00 p.m. Present at roll call: Shelley Kaup, Rick Voorhees, Steve Davis, Jonathan Godes, Jim Ingraham and Todd Leahy.

Also present were Debra Figueroa, City Manager; Karl Hanlon and Jon Hoisted, City Attorneys; Jennifer Ooton, Assistant City Manager; Jill Peterson, Deputy City Clerk; Gary Tillotson, Fire Chief; Terri Partch, City Engineer; Gretchen Ricehill, Assistant Economic and Community Development Director; Steve Boyd, Finance Director; Brian Smith, Director of Parks and Recreation.

10 Pledge of Allegiance

Mayor Gamba led in the Pledge of Allegiance.

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

Rachel Windh spoke about the need for Arts and Culture programs in the city.

Chris Stuben noted that he felt that some trees were in violation of the municipal code and took care of them.

Diane Steuben requested that members of the Council drive between the Sunlight Bridge and Sopris Elementary School to observe the condition of the road before taking action on conducting an engineering study for the rebuild of South Midland.

12 Agenda Changes

Item 14 the city council appointment was removed as it was considered on February 28.

Item 16a was removed and will be considered at a future meeting.

13 Council Comments

Mayor Gamba noted he was not opposed to a full reconstruction of Midland Avenue and clarified the South Bridge project was not a \$100 million-dollar project, it was a \$45 million-dollar project which would require additional partners for the project.

14 City Council Appointment

The item was removed from the agenda as an appointment to the Councilor At-Large seat occurred at a special meeting on February 28, 2018.

15 Swearing in of Newly Elected Council Members

Jill Peterson issued the oath of office to new City Council member, Jim Ingram. The council members welcomed Mr. Ingraham to serve as councilor to fill the At-large seat until April 2019.

15a Election of Mayor Pro-Tem

Councilor Davis nominated Councilor Leahy as the next Mayor Pro Tem as he had previously served in this capacity prior to Kathryn Trauger. Jim Ingraham seconded the nomination.

Councilor Godes nominated Councilor Kaup as he saw this as a great leadership role for Shelley.

Councilors Kaup and Leahy accepted the nomination.

Jill Peterson read the results:

Kaup: Godes, Voorhees, Kaup

Leahy: Davis, Gamba, Ingraham, Leahy

Councilor Leahy was elected as Mayor Pro Tem.

16 Consent Agenda:

- A. Receipt of Minutes of the February 15, 2018 Regular Meeting
- B. Community Garden Renewal Agreements
- C. Award of Bid – BD 2018-007, 2018 Police Package Full Size SUV
- D. Award of Bid – BD 2018-010, 2018 #2500 HD ¾ ton 4x4 Pickup with a Snow Plow
- E. Award of Bid – BD 2018-011, #3500 HD Extended Cab Pickup
- F. Award of Bid – BD 2018-012, Extended Cab, Mid-Size or Compact 4X4 Pickup
- G. Ordinance No 5, Series of 2018; An Ordinance of the City of Glenwood Springs, Colorado, Repealing Section 050.050.020 of the Glenwood Springs Municipal Code Regarding Bicycle Licenses (SECOND READING)
- H. Ordinance No 6, Series of 2018; An Ordinance of the City of Glenwood Springs, Colorado, Amending 020.020. of the Glenwood Springs Municipal Code Regarding Number of Commissioners and Powers and Duties of the River Commission (SECOND READING)
- I. Agreement with Northslope Capital Advisors
- J. Extension of Fee Waivers in 2018 for Outdoor Seating on Public Sidewalks & Public Plaza Areas
- K. Resolution 2018-10; A Resolution of the City Council of the City of Glenwood Springs, Colorado, Authorizing the Mayor or Mayor Pro-tem to Execute Closing Documents Related to the Sale of Property at 413 9th Street, Glenwood Springs, Colorado

Mayor Pro-Tem Leahy moved, seconded by Councilor Voorhees, to approve the consent agenda excluding item 16a which had been removed.

The Motion passed unanimously.

17 Land Access and Lease Option Agreement South Canyon

Karl Hanlon presented a draft lease option for the exploration and potential development of some facilities in South Canyon. The agreement is a lease option which would allow Canyon Hot Springs to access the property for exploration and assessment initially with a termination date of July 31, 2018. If

the Lessee wished to pursue an application. The application term would commence on August 1, 2018 and terminate on July 31, 2019

Brian Smith, gave a brief history on the amenities in South Canyon and the need to manage the area better to provide a benefit to the public. This lease allows Canyon Hot Springs the ability to test the area to see if future development is a viable option.

Steve Beckley, stated that the next year would be spent exploring and testing soils and wells. If the exploration indicates there is a viable option, an application would be submitted to both the City and the County for the appropriate approvals which would include a public comment period.

Mayor Gamba opened the item for public comment.

Gerald Olt spoke against the project. He was concerned about the wildlife and the historical significance of the area.

Tye Richardson expressed concern about the fire danger in the proposed camp grounds and the wildlife.

Craig Amichaux had concerns regarding the coal seam and high fire danger.

Ken Ransom noted there were lots of Hot Springs operators in the State and asked if an asset this large should be put out to bid. He was concerned with the potential developer paying the City 5% of the gross revenue generated on the leased area.

Bruce Stuben was concerned with the wildlife and the shifting ground.

Mayor Gamba closed public comment.

After further discussion, the Council directed the City Attorney to make revisions to the lease to allow for City termination of the lease and contingencies on the gross percentage of revenues generated.

Councilor Kaup moved, seconded by Councilor Davis, to continue the Land Access and Lease Option Agreement in South Canyon with direction to the City Attorney to make the discussed revisions.

The Motion passed unanimously.

18 Discussion of Amendments to Sections 070.040.120 and 070.040.130 Regarding Vacation Rentals

Jenn Ooton gave a brief history on vacation rentals. Based on prior Council direction, an Ordinance was drafted to allow the option for either the primary dwelling or an accessory dwelling unit (ADU) to be rented as a vacation rental, but not both. Council had also directed to allow an increase in the number of units within a multi-family building that could be used for a vacation rental.

Mayor Gamba opened the item for public comment:

Kevin Brady stated he was opposed to the changes as it might drastically change the number of vacation rentals which had an impact on housing.

Clark Anderson stated he was both a resident and owned a multi-family building with vacation rentals in the downtown. He felt housing affordability was a market issue and that the lack of rentals affected affordability. He stated there is a need for real people to be able to live in the downtown.

Damon Arreyondo commented that he was concerned with allowing ADU's to be used for vacation rentals as the units are lost to long term renters. He stated workers spend their dollars in the City. Taxes for vacation rentals should be the same as hotels.

Ken Murphy said he has seen the numbers from the VRBOS and there is growth but it affects staffing, employees, parking and housing and he would like to talk more about the impacts and managing proponents.

Joel Belmont liked the idea and wants to encourage the use of an ADU.

Ingrid Wussow noted pros and cons for both ADU's and long-term rentals and there would need to be a good sense of balance.

Michael Dunn noted that this ordinance would reduce the housing supply and employees are needed to service the visitors.

Jennifer Vanian commented on the vacation rental business.

Brad Hancock noted the original intent of ADU was for affordable housing. Does not feel that the City should be restraining what people do with their property. He was concerned about the parking.

Marco Dehm, here as a citizen. He supports the ADU change. Think you should be able to rent ADU. Cannot support the Multifamily change

Mayor Gamba closed public comments.

Councilor Kaup moved, seconded by Councilor Ingraham, to table this item and to allow staff to conduct community outreach and further research on short term rentals.

The Motion passed unanimously.

19 Report from City Administration

- A. City Manager:
 - Opportunity Zones
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The Opportunity Zones program was enacted as part of the 2017 tax reform package to address uneven economic recovery and lack of growth. This provides a tax incentive for investors to reinvest unrealized capital gains into low-income urban and rural communities.

- B. City Attorney:

No comments were noted by the City Attorney.

20 Executive Session to Conduct a Conference with the City Manager and City Attorney for the Purpose of Discussing the City’s Purchase, Acquisition, Lease, Transfer or Sale of Real Property; Determining Positions Relative to Matters That May be Subject to Negotiations, Developing Strategy for Negotiations, and Instructing Negotiators; and to Conduct a Conference with the City Attorney to Receive Legal Advice in Accordance with C.R.S. 24-6-402(4)(a), (b) and (e), related to Former Library Building, CDOT IGA, and West Glenwood Mall

Mayor Gamba requested a motion to move into executive session at 9:18 p.m.

Councilor Godes moved, seconded by Councilor Kaup, to go into executive session for the Purpose of Discussing the City’s Purchase, Acquisition, Lease, Transfer or Sale of Real Property; Determining Positions Relative to Matters That May be Subject to Negotiations, Developing Strategy for Negotiations, and Instructing Negotiators; and to Conduct a Conference with the City Attorney to Receive Legal Advice in Accordance with C.R.S. 24-6-402(4)(a), (b) and (e) related to the Former Library Building, CDOT IGA, and West Glenwood Mall

The executive session was adjourned at 10:10 p.m.

21 Contract for Sale of Former Library Building – 413 9th Street

Councilor Godes moved, seconded by Councilor Kaup to modify the terms of the contract to pay 50% of additional repair costs not to exceed \$15,000.

Ayes: Gamba, Kaup, Godes, Davis, Ingraham, Leahy

Nays: Voorhees

22 Adjournment

The meeting was adjourned at 10:13 p.m.