

MINUTES
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
APRIL 21, 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, Todd Leahy, Steve Davis, Leo McKinney, and Kathryn Trauger. Matt Steckler arrived at 6:03 p.m.

Also present were Drew Gorgey, Acting City Manager; Karl Hanlon, City Attorney; Catherine Mythen Fletcher, City Clerk; Robin Millyard, Public Works Director; Terri Partch, City Engineer; Jessica Bowser, Assistant City Engineer; and Jill Peterson, City Planner.

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)

Marilyn Shettel, 2417 Palmer, asked for a moratorium on the use of smart meters.

Drew Gorgey noted he spoke with the Public Works Director about this issue and it will address at a future meeting.

Terri Partch updated Council on the 27th Street traffic operations. Staff continues to work with CDOT on the 27th Street and Highway 82 signal light to alleviate backups. A mini-roundabout is in the works.

Drew Gorgey read a letter of appreciation for the 27th Street changes from the Sopris Elementary PTA Board Chair.

Sumner Schachter, 1204 Blake, a member of the Managing Glenwood group, asked Council to keep the Blake/Walmart gate closed. He presented Petitions supporting this position.

Leslie Bethel, DDA Director, asked Council to allow the DDA to spend \$5,000 on ideas for the 7th Street promenade and the under-bridge area.

Council agreed this work needs completed, but should be handled as an Agenda item.

Dave Merritt, 1504 Mountain Drive, asked Council to keep the Spring Cleanup for the future and thanked them for 'no left turns' from 27th to old Grand Avenue.

Cindy Savatos, Glenwood Downtown Market, thanked Council for the suggestion to buy a new trailer.

Drew Gorgey suggested Council allow the Downtown Market trailer to be parked in the parking garage for the market season.

Ron Carr, 2103 Bennett, contended that Spring Cleanup makes the town trashy for a few weeks, but allows for a clean town the rest of the year.

Susan Ebert Stone, a real estate appraiser, encouraged Council to listen to and work with the local developers to encourage free market, affordable housing. Continue looking at the impact fees to find a solution to the areas high home prices.

Phil Harris, 2501 Blake, said the right-of-way width on Blake between 26th and 27th is only 30 feet and there are no sidewalks. The Blake gate should remain closed.

10 Agenda Changes

Item 13E will be removed from the Consent Agenda and considered separately. Item 14, the Glenwood Downtown Market Update has been dealt with. Item 18, Ordinance 7-16, will be continued to the first meeting in May.

11 Award Presentation – Glenwood Springs Fire Dept.

Gary Tillotson announced that Battalion Chief Doug Gerrald has completed an intense 4 year Executive Fire Officer program and presented him with the award.

12 Council Comments

Council thanked Mr. Gerrald for being a good role model and thanked the entire Fire Department for their dedication.

13 Consent Agenda:

- A. Receipt of Minutes of the April 7, 2016 Regular Meeting
- B. 2016 Garfield County Senior Programs Intergovernmental Agreement
- C. BD 2016-017 (Re-Bid) Full Size SUV for PD
- D. Amendment to Employment Agreement for Acting City Manager
- E. Acceptance of GOCO Grant- Scope of Work Parks & Recreation Strategic Action Plan and Master Plan
- F. Professional Services – Polls Project – FREDRICKPolls

Councilor Bershenyi moved, seconded by Councilor Leahy, to approve the Consent Agenda items A, B, C, D and F.

Motion passed unanimously.

13E. Acceptance of GOCO Grant- Scope of Work Parks & Recreation Strategic Action Plan and Master Plan

Mayor Gamba noted part of this work is a business model analysis of the Community Center and its operations in terms of expenses and revenues.

Drew Gorgey clarified Council is approving the \$40,000 Grant Agreement from GOCO and the City is providing \$20,000 in matching funds.

Councilor Leahy moved, seconded by Councilor Trauger, to approve Consent Agenda item 13E.

Motion passed unanimously.

14 Glenwood Downtown Market Update

Removed from the Agenda.

15 Proposed Temporary Boat Take Out at the 14th St. Riverside Location

Lani Kitching, Roaring Fork Fishing Guide Alliance, said their group of 80 guides and outfitters provide tourists with world class fly fishing from Aspen to New Castle. The planned bridge projects have impacted their industry.

Kyle Holt, New Castle, has been a fishing guide for 20 years. The Roaring Fork Fishing Guide Alliance was created in response to increased pressures on the river. They are requesting a temporary boat ramp, for commercial use only, just west of the High School. This will help with traffic congestion on Midland Avenue during the Grand Avenue Bridge project.

Tony Fotopoulos, Owner of Roaring Fork Anglers, supports the temporary boat ramp due to the congestion that will be created at the Two Rivers boat ramp when the Grand Avenue Bridge is closed. The payment of ramp fees should pay for the construction of a temporary ramp.

Council discussed:

- Trash removal
- Ramp construction material
- Conflicts with the 14th Street pedestrian bridge and the paragliders

Mayor Gamba said Council will get back to them with a decision.

16 14th Street ADA Path Alignment

Jessica Bowser informed Council of the two options for the trail to access the 14th Street Pedestrian Bridge from the Rio Grande Trail. Staff would like Council's recommendation. It needs reviewed by the RFTA Board as soon as possible.

There were no public comments.

Council's discussion included:

- ✓ Location of the proposed boat ramp
- ✓ Preferred access route: Alternate A, near the river bank or, Alternate B, the shorter inland route
- ✓ River bank preservation
- ✓ Cost differences between the routes

Council preferred Alternative 2, the more direct route. Staff will research cost estimates for both concrete and asphalt.

Councilor Leahy thanked the Federal Mineral Lease District for the \$350,000 grant to help with this trail and the bridge construction.

17 Ordinance No. 8, Series of 2016; An Ordinance of the City of Glenwood Springs, Colorado, Amending the 2016 Appropriation Ordinance to reflect Allocation of Funds (ONE READING)

Councilor Trauger would like to amend Exhibit A to include \$7,500 for an advertisement in an economic development magazine.

Drew Gorgey reviewed the changes to the budget.

Councilor McKinney moved, seconded by Councilor Leahy, to adopt Ordinance No. 8, Series of 2016; an Ordinance of the City of Glenwood Springs, Colorado, amending the 2016 Appropriation Ordinance to reflect allocation of funds, as amended by Councilor Trauger.

Motion passed unanimously.

18 Ordinance No. 7, Series of 2016; An Ordinance of the City of Glenwood Springs, Colorado, Amending System Improvement Fees (SECOND READING)

Councilor McKinney moved, seconded by Councilor Trauger, to continue this item until the May 5, 2016 City Council meeting.

Motion passed unanimously.

19 Planning Items:

A. Conceptual Review of a 7 lot major Subdivision

Applicant: The Lydia Development Company

Owner: Steinbrecher Investments, LLC

Location: Oasis Creek Tract A Subdivision along North Traver Trail

Zone District: R/3 PUD Multi-family Residential Planned Unit Development

Lot Size: Approximately 5.278 acres

Doug Pratte, The Land Studio working with the Lydia Development Company, introduced the parties involved, reviewed the history of this property and explained the project. The present Oasis Creek PUD covenants will regulate this development.

Council asked about access to the lots, sidewalks, vehicular sight lines, more units and the possibility of shared driveways.

Council took a 5 minute break.

Mayor Gamba recused himself from the next item.

B. #21 – 15, Consideration of a request for a major development, zoning and design variances for new residential apartments with 116 units in two (2) buildings

Applicant: Ron Liston, Land Design Partnership

Owner: Richmark Holdings, Inc

Location: 52089 & 52147 Highway 6 & 24

Zone: C/1 Limited Commercial District

Mayor Pro Tem Leahy resumed the meeting.

Jill Peterson confirmed that Council received copies of today's emails. She reviewed the application and the requested variances. The Planning & Zoning Commission recommends denial of the zoning variances, design variances and the Major Development.

Tyler Richardson, 5200 W. 20th Street, Greeley, Richmark Holdings, said attainable housing is difficult in this valley and the Glenwood Springs Comprehensive Plan recommends policy to encourage higher density, increased building heights and variances from parking standards. Council approved this project at the conceptual review. He compared this project with recently approved projects and variance requests.

Ron Liston, Land Design Partnership, introduced the project team and presented a detailed overview of the project. This project matches the vision of the City's Comprehensive Plan.

Mayor Pro Tem Leahy opened public comments.

Eleven citizens spoke in favor of the Oasis Creek Apartments due to the great need for employee housing. Solutions can be found to the parking problems.

Six citizens spoke in favor of upholding the Planning & Zoning Commission's recommendation to deny this project citing traffic problems at 6th and Donegan, insufficient parking, building heights, and density. All citizens realize there is a severe need for affordable housing.

Drew Gorgey interjected that Items 20 through 22 are time sensitive. He suggested directing Staff to move forward on those contracts and bring them back for a formal vote on May 5th.

Council agreed.

Mr. Liston responded to public comments by stating Glenwood Springs must look to future needs and look at how this project addresses those needs.

Council commented on:

- Parking
- City's need for rental housing
- Storage
- Traffic impacts and access to Highway 6 and Donegan Road
- Hardships for the surrounding properties
- Density
- Property management and maintenance

Karl Hanlon advised continuing this item prior to making any motions and reminded Council they cannot talk about this project with residents.

Councilor Bershenyi moved, seconded by Mayor Pro Tem, to continue Planning Item #21–15 to the May 5, 2016 meeting for Council's vote.

Motion passed unanimously by those present (Mayor Gamba recused).

20 6th St Corridor Consideration of Contract Extensions and Additional Services

21 27th Street Bridge Design and 27th Street/South Grand Avenue Intersection Design- Design Contract

22 Federal Land Access Program (FLAP) Grant Cycle and potential Projects

23 Council Reports on Board, Committee and Commission Meetings

24 Correspondence: Incoming/Outgoing

25 Adjournment

Meeting adjourned at 11:00 p.m.