

MINUTES
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
MAY 5, 2016
101 W. 8TH STREET
7:00 P.M.

8 Roll Call

Mayor Mike Gamba called the meeting to order at 7:00 pm. Present: Stephen Bershenyi, Matt Steckler, Todd Leahy, Steve Davis, Leo McKinney, and Kathryn Trauger.

Also present were Drew Gorgey, Acting City Manager; Karl Hanlon, City Attorney; Catherine Mythen Fletcher, City Clerk; and Terri Partch, City Engineer;

9 Pledge of Allegiance

Mayor Gamba led in the Pledge of Allegiance.

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

There were no citizen comments.

11 GAB Update

Tom Newland, CDOT Public Information Manager, updated Council:

- Changes in river conditions and river safety
- Changes in pedestrian flows
- Caissons will be finished in 2 weeks
- Continued utility work between 7th and 8th Streets on Grand Avenue
- Construction of the new pedestrian tunnel on the northwest side
- Construction begins on the 7th Street Station pedestrian tower
- Traffic impacts, closures, and new routes
- Continuing improvements on Exit 114
- The 8th Street connection could begin construction in June

12 Agenda Changes

There were none.

13 Council Comments

There were none.

14 Consent Agenda:

- A. Receipt of Minutes of the April 21, 2016 Regular Meeting
- B. FAB – Recommendation to award Tourism & Discretionary Grant Funds
- C. Ordinance No. 9, Series of 2016; An Ordinance of the City of Glenwood Springs, Colorado, Amending the 2016 Appropriation Ordinance to Reflect Reallocation of Funds for Tourism Promotion (ONE READING)

D. Award of the following bids:

- Bid 2016- 021 Re-Bid, Rescue Extrication Gear
- BD 2016-018, Ice Re-Surface Machine

E. 6th St. Corridor Consideration of Contract Extensions and Additional Services

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

Mayor Gamba acknowledged there was a protest filed regarding the bid on the Ice Resurfacing Machine which Council rejected.

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

The motion passed unanimously.

15 Mini Roundabout at 27th St. and South Grand

Lee Barger, SGM Engineering and member of the Transportation Commission, reviewed the history of this intersection and possible traffic solutions. He explained the differences between a mini-roundabout and the typical roundabout. This intersection would benefit from a mini-roundabout with a traversable island. He showed videos of how various vehicles use a mini-roundabout.

Drew Gorgey asked Council to decide whether to invest in this solution in 2016.

Terri Partch stated there will be an analysis of a turn lane on the bridge and/or a roundabout and potential signal changes. The Long Range Transportation Plan includes grade separating pedestrians at both 27th and Highway 82 which would help vehicles turning left onto Highway 82. Coordinating the signals on Highway 82 will help.

16 Ordinance No. 10, Series of 2016; An Ordinance of the City of Glenwood Springs, Colorado, Amending the 2016 Appropriation Ordinance to Reflect Allocation of Funds for Replacement of the Lift Station at Two Rivers Park (ONE READING)

Terri Partch stated this is a critical project and funds are available in the Water/Wastewater Fund.

Drew Gorgey added this appropriation is for \$150,000 and there are cash reserves in the Water/Sewer Fund of \$7,915,964.61.

There were no public comments.

Councilor McKinney moved, seconded by Councilor Trauger, to approved Ordinance No. 10, Series of 2016 as stated in the Agenda.

The motion passed unanimously.

17 Award of Bid 2016-019, Sanitary Pump Station 14000 Two Rivers Park

Terri Partch noted four bids were received with Gould Construction being the lowest.

Drew Gorgey added there was a bid protest. If the bid is awarded to Gould Construction it negates the protest.

Joe Mueller, Mueller Construction Services, questioned how this bid could be awarded based on one bid item when there were six bid items listed. His firm offered the most competitive figure to complete all the bid items as a package. Gould's bid on all items is higher than his.

Mayor Gamba responded Council has been informed by Staff that any portion of this bid could be accepted or rejected. He apologized if that wasn't clear.

Drew Gorgey said everyone received the same bid package and he advised Council to award the bid to Gould Construction.

Karl Hanlon clarified that the need for items 2 through 6 has changed. He has not reviewed the bid because it is a standard document. He will look at the language if Council can come back to this item.

Mayor Gamba replied they will take item 19 next.

Karl Hanlon read portions of the bid documents that state the City has the right to reject proposals and accept proposals it believes serves the City. Each bid item was separated out and there is flexibility to pick and choose items.

Councilor McKinney moved, seconded by Councilor Steckler, to award bid 2016-19 to Gould Construction in the amount of \$723,494.

The motion passed unanimously.

Council moved to Item 20.

18 Ordinance No. 7, Series of 2016; An Ordinance of the City of Glenwood Springs, Colorado, Amending System Improvement Fees (SECOND READING) continued from April 21, 2016

Councilor Leahy and Councilor McKinney recused themselves.

Drew Gorgey advised Exhibit A includes a modified EQR schedule that was adopted on first reading. Council will either adopt it as on first reading, or with the changes from the work session.

Council discussed the EQR schedules.

Councilor Steckler moved, seconded by Councilor Trauger, to approve Ordinance No. 7, Series of 2016; as submitted with the following modifications: Subsection 080.060.020, Section A3, subsections a and b be replaced with EQR calculations that are the greater of .25 EQR per bedroom or .06 EQR per 100 square feet, and amend A7 by replacing 4,000 square feet with 3,500 square feet.

Mayor Gamba opened public comments.

Dylan Leondakis, Realty Capital, said this isn't just simple arithmetic. These calculations are still an over-estimation on 2 and 3 bedrooms. He put forth his proposed EQR ratings based on their experience building multi-family housing with efficient fixtures.

Mayor Gamba closed public comments.

The motion passed unanimously (Leahy and McKinney recused).

Item 17 was resumed.

19 Continued Planning Item:

A. #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 Gamba recused himself from this item.

Mayor Pro Tem Leahy stated this item was continued from the last meeting due to lack of time.

Jill Peterson reviewed the actions needed.

Councilor Trauger moved, seconded by Mayor Pro Tem Leahy, to approve the Zoning Variance from the maximum allowed height of 35 feet to allow a building height of 60.85 feet with the Findings on page 3 of the Staff report.

Council discussed the site topography, prior height variances, neighborhood hardship, and the effect of cumulative variances.

AYES: Trauger, McKinney, Davis, Leahy, Steckler

NAYS: Bershenyi

The motion passed.

Councilor Trauger moved, seconded by Mayor Pro Tem Leahy, to reject the Planning & Zoning Commission's recommendation and approve the variance from the required 280 parking spaces to allow 188 parking spaces finding that the applicant has sufficiently demonstrated that the required off-street parking per the Municipal Code exceeds the parking demand for the proposed use as parking is voluntarily restricted by the applicant via the terms and conditions which the applicant has agreed to, as well as representation of three (3) additional parking spaces to a total of 188 spaces.

Council discussed the 33% reduction in parking.

AYES: Trauger, Davis, Leahy, Steckler

NAYS: McKinney, Bershenyi

Councilor Trauger moved, seconded by Mayor Pro Tem Leahy, to reject the Planning & Zoning Commission's recommendation and approve the variance finding that the property has unique topography due to the substantial grade changes from north to south which is not a general condition throughout the zone district; the topography is such that it is necessary to locate buildings closer to the north property boundary; the required setback causes a practical hardship relative to the topography of the site and this is not a condition caused by the applicant; and, the granting of the variance does not harm the intent of the setback standard as the distance of the roof eaves of the buildings to the back of curb of the Donegan right-of-way meets the intent of the standard by maintaining an open visual corridor.

AYES: Trauger, McKinney, Davis, Leahy, Steckler

NAYS: Bershenyi

The motion passed.

Councilor Trauger moved, seconded by Mayor Pro Tem Leahy, to reject the Planning & Zoning Commission's recommendation and approve Action Items 4 through 11 and approve the Design Variances based on the Findings on page 3 through 5 of the Staff Report.

AYES: Trauger, McKinney, Davis, Leahy, Steckler

NAYS: Bershenyi

The motion passed.

Councilor Trauger moved, seconded by Mayor Pro Tem Leahy, to reject the Planning & Zoning Commission's recommendation and approve Action Item 12, the Major Development with the Findings on pages 5 and 6 and conditions on pages 6 and 7.

Council commented on the size versus site of the development, public sentiments, public transit, housing needs, and the work done by the Planning & Zoning Commission and Staff.

AYES: Trauger, Davis, Leahy, Steckler

NAYS: McKinney, Bershenyi

The motion passed.

Mayor Pro Tem Leahy called for a short break.

Mayor Gamba resumed the meeting with Item 18.

20 Federal Land Access Program (FLAP) Grant Cycle and Potential Projects

Terri Partch explained this is a grant opportunity and there are two projects that would fit: work on 27th and Midland allowing access into the Thompson Divide area, and the LOVA Trail allowing access to South Canyon which has BLM lands. The BLM expressed interest in the LOVA Trail project with connection to the Storm King trailhead. She explained the grant cycles, the monies available, the matching amount and the work on the grant application.

Larry Dragon, LOVA Trail, informed Council of the other agencies involved and possible trail alignments to the Storm King Trail.

Council was in favor of proceeding with this grant.

21 Resolution No. 2016-14, A Resolution of the City of Glenwood Springs, Colorado, amending the Rules of the Discretionary Funds Grant Program

Drew Gorgey said this originated with the Financial Advisory Board and defines the grant programs. He explained the changes, the reasons behind them and the benefits.

Councilor Steckler moved, seconded by Councilor Trauger, to approve Resolution No. 2016-14, amending the Rules of the Discretionary Funds Grant Program as stated in the Staff Report.

The motion passed unanimously.

22 Report From City Administration:

A. City Manager

Drew Gorgey updated Council on future work sessions, events and programs. There will be a follow-up retreat in June.

B. City Attorney

Karl Hanlon asked Council to send their vacation schedules to the City Clerk. The School District and RFTA IGAs will be on the May 19th Agenda.

Correspondence: Incoming/Outgoing

Drew Gorgey explained the CML letter for the Mayor to sign.

Councilor Bershenyi moved, seconded by Councilor Trauger, to have Mayor Gamba sign the letter about HB 16-1309.

The motion passed.

23 Adjournment

Meeting adjourned at 10:30 pm.