



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

6 Roll Call

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

Also present were Debra Figueroa, City Manager; Karl Hanlon, City Attorney; Steve Boyd, Chief Operating Officer; Jenn Ooton, Assistant City Manager, Economic and Community Development Director; Catherine Mythen Fletcher, City Clerk; Yvette Gustad, Finance Director; Nigel Brett, Landfill Equipment Operator; Matt Langhorst, Assistant Public Works Director

7 Pledge of Allegiance

Mayor Gamba led in the Pledge of Allegiance.

8 Agenda Changes

9 Conflict of Interest Disclosure

No conflicts of interest were noted

10 Citizens Appearing Before Council (for items not on the Agenda-comments limited to 3 minutes)

Molly Peterson-Requested that the moratorium be lifted for VRBOs

11 Proclamation

- A. Proclamation for Veterans Suicide Awareness Month

12 Council Comments

Mayor Gamba-Spoke to honor Lyle Beattie, Jack Nilsson, and General George Wear, asking for a moment of silence. Mayor Gamba also announced that the City of Glenwood Springs was awarded a "Build America Grant" in the amount of \$7,000,000.00 for South Midland.

Councilor Ingraham-Gave a brief history of General Wear's life prior to the requested moment of silence.

Councilor Kaup-Wished Happy Holidays to everyone.

Mayor Pro-Tem Leahy-Replied to the request to lift the moratorium.

13 Consent Agenda

- A. Receipt of Minutes of the November 15, 2018 Regular Meeting
- B. Resolution 2018-59; A Resolution of the City Council of the City of Glenwood Springs, Colorado, Adapting the Colorado Municipal Election Code of 1965 and Delegating the Authority and

Responsibility of Appointing Election Judges for the City of Glenwood Springs' Regular Municipal Election on April 2, 2019

- C. Election Results November 6, 2018
- D. Approval of Proposal for Bidding and Construction Phase Services for Two Rivers Park Improvements Project
- E. Approval of Two Rivers Engineering Contract
- F. Ordinance No 26, Series of 2018; An Ordinance of the City of Glenwood Springs, Colorado, Fixing and Certifying the Mill Levy on the 2018 Assessment for Collection in Fiscal Year 2019 for the Glenwood Springs General Improvement District No. 1980 (SECOND READING)
- G. Ordinance No 27, Series of 2018; An Ordinance of the City of Glenwood Springs, Colorado, Fixing and Certifying the Mill Levy on the 2018 Assessment for Collection in Fiscal Year 2019 (SECOND READING)
- H. Ordinance No 28, Series of 2018; An Ordinance of the City Council of the City of Glenwood Springs, Colorado, An Ordinance Vacating Portions of 1st and Maple Streets, Rights of Way (SECOND READING)
- I. Resolution 2018-62; A Resolution of the City Council of the City of Glenwood Springs, Colorado, Canceling the Second Regular City Council Meeting in December 2018
- J. Resolution 2018-63; A Resolution of the City Council of the City of Glenwood Springs, Colorado, Accepting the Portion of 6th Street from Pine Street to Laurel Street that has been Abandoned by the Department of Transportation

Mayor Pro-Tem Leahy moved, seconded by Councilor Voorhees, to approve the consent agenda.

Motion passed unanimously by all present (Godes absent)

ACTIONS AND/OR PRESENTATIONS

14 Economic Development Plan

- A. Approval of Economic Development Plan

Jesse Silverstein with Development Research Partners developed the Economic Development Strategy for the City of Glenwood Springs through an economic assessment for the community, including reviewing employment and real estate data, and conducting a SWOT analysis of the City.

Mayor Gamba opened the item for public comment

Michael Blair-Was encouraged that the City was working on economic development and explained that the key to making it reality is to follow through.

Mayor Gamba closed public comment.

Councilor Ingraham moved, seconded by Mayor Pro-Tem Leahy, to adopt the Economic Development Strategy

Motion passed unanimously by all present (Godes absent)

15 Ordinance No 29, Series of 2018

- A. Ordinance No 29, Series of 2018; An Ordinance of the City of Glenwood Springs, Colorado, Amending the 2018 Appropriation Ordinance to Reflect Actual Revenues and Expenditures During Fiscal Year 2018, including Anticipated Revenues and Expenditures (ONE READING)

Per City Code and Charter the 2019 budget was submitted to Council at the first meeting of October, a public hearing was held at the second meeting in October, and Council voted to adopt the budget at the first meeting in November. This ordinance was the formal appropriation of funds.

Mayor Gamba opened the item for public comment and no comments were noted. Mayor Gamba closed public comment.

Councilor Ingraham moved, seconded by Councilor Davis to adopt Ordinance No 29 An Ordinance of the City of Glenwood Springs, Colorado, Amending the 2018 Appropriation Ordinance to Reflect Actual Revenues and Expenditures During Fiscal Year 2018, including Anticipated Revenues and Expenditures during the month of December 2018

Motion passed unanimously by all present (Godes absent)

16 Ordinance No 30, Series of 2018

- A. Ordinance No 30, Series of 2018; An Ordinance of the City Council of the City of Glenwood Springs, Colorado, Appropriating Funds of Fiscal Year 2019 (ONE READING)

The 2019 budget was presented to Council on October 4th. A public hearing was held on October 18th. Council voted to approve the budget on November 1st. This ordinance formally appropriated the funds to cover expenditures as outlined in the approved budget document.

Mayor Gamba opened the item for public comment and no comments were noted. Mayor Gamba closed public comment.

Councilor Voorhees moved, seconded by Councilor Davis to approve Ordinance No 30, Series of 2018; An Ordinance of the City Council of the City of Glenwood Springs, Colorado, Appropriating Funds of Fiscal Year 2019

Motion passed unanimously by all present (Godes absent)

17 Landfill Equipment Purchase

- A. Landfill Equipment Purchase

The City will be taking over day-to-day operations of the landfill beginning April 1, 2019 when the contract with Heartland expires. Staff drafted a business plan and financial pro-forma that will be completed by the end of December. The City will need to acquire certain heavy equipment including a compactor, dozer, excavator and loader.

Mayor Gamba opened the item for public comment and no comments were noted. Mayor Gamba closed public comment.

Councilor Ingraham moved, seconded by Councilor Kaup, to direct staff to proceed with the purchase and lease transactions set forth in option number two

Motion passed unanimously by all present (Godes absent)

18 Urban Renewal Resolutions

- A. Resolution 2018-60; A Resolution of the City Council of the City of Glenwood Springs, Colorado, Finding That One or More Blighted Areas Exist in the City of Glenwood Springs, the Need for the Redevelopment and Rehabilitation of Such Areas in Accordance with the Colorado Urban Renewal Law, Declaring it to be in the Public Interest that the Glenwood Springs Urban Renewal Authority Exercise the Powers by Law and Designating the City Council and Representatives of Affected Taxing Bodies as the Urban Renewal Authority

The City of Glenwood Springs worked in conjunction with the owner of the two Glenwood Springs Mall properties located at 51027 Highway 6 and 24 to encourage redevelopment at the site. The parameters for establishing an urban renewal authority were set forth in Colorado Revised Statutes Title 31, which spelled out the need for a study of conditions (referred to as a “blight study” or “conditions survey”) to determine whether at least four of the eleven (11) factors of blight are present. Blighted area means an area that in its present condition and use, and by reason of the presence of at least four of the following factors: substantially impairs or arrests the sound growth of the municipality, impairs the provision of housing accommodations or constitutes an economic or social liability; and is a menace to the public health, safety, morals, or welfare.

Mayor Gamba opened the item for public comment.

Rob Anderson-Had questions concerning the lease at the Mall and what would happen if the city did not continue with the urban renewal plan

Randy Deherra & BJ Deherra-Owners of Goofballs Party Store, expressed their concerns about the vacancies in the mall and how much it has affected their business.

Mayor Gamba closed public comment.

Mayor Pro-Tem Leahy moved, seconded by Councilor Kaup, to approve resolution 2018-60 A Finding That One or More Blighted Areas Exist in the City of Glenwood Springs, the Need for the Redevelopment and Rehabilitation of Such Areas in Accordance with the Colorado Urban Renewal Law, Declaring it to be in the Public Interest that the Glenwood Springs Urban Renewal Authority Exercise the Powers by Law and Designating the City Council and Representatives of Affected Taxing Bodies as the Urban Renewal Authority

Motion passed unanimously by all present (Godes absent)

- B. Resolution 2018-61; A Resolution of the City Council of the City of Glenwood Springs, Colorado, Making Certain Legislative Findings and Approving the West Glenwood Springs Urban Renewal Authority Plan Glenwood Springs Mall properties located at 51027 Highway 6 and 24 to encourage redevelopment at the site.

Ricker Cunningham, Littleton-based Real Estate Economists and Community Strategists, prepared the Conditions Survey and the drafted West Glenwood Springs Urban Renewal Plan. The general scope of the proposed Plan included undertakings of the Authority, the City, and private enterprise for the elimination and prevention of blight, including, without limitation, use of eminent domain to acquire property in the Area, tax increment financing and other tools and activities authorized by law and proposed Plan for the redevelopment of the Area.

Mayor Gamba opened the item for public comment and no comments were noted. Mayor Gamba closed public comment.

Councilor Ingraham moved, seconded by Mayor Pro-Tem Leahy, to approve Resolution 2018-61; A Resolution of the City Council of the City of Glenwood Springs, Colorado, Making Certain Legislative Findings and Approving the West Glenwood Springs Urban Renewal Authority Plan Glenwood Springs Mall properties located at 51027 Highway 6 and 24 to encourage redevelopment at the site.

Motion passed unanimously by all present (Godes absent)

19 Report From City Administration:

A. City Manager

- i. Thanked Mike for his contribution to the “Build America Grant”
- B. City Attorney
 - i. Thanked Anna Itenberg, the assistant city attorney for all her help.
- C. Correspondence: Incoming/Outgoing

20 Council Reports on Boards, Committee and Commission Meetings

Council adjourned into Executive Session at 9:00pm

21 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 Accordance with C.R.S. 24-6-402(4)(a), (b) and (e), related to Garfield Industrial Development, Shoshone Permanency Discussion and RICID

The Executive Session was adjourned at 9:35pm

Council Returned to regular session at 9:36pm

22 Direction Regarding RICID Negotiations

A. Direction Regarding RICID Negotiations

Mayor Gamba opened the item for public comment and no comments were noted. Mayor Gamba closed public comment.

Councilor Kaup moved, seconded by Councilor Ingraham, to authorize Debra and Karl to finalize the negotiations with CPW and authorize Debra to sign the agreement so it can go in the CWCB packet in January

Motion passed unanimously by all present (Godes absent)

23 Adjournment

The meeting was adjourned at 9:40pm