



AGENDA
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
FEBRUARY 18, 2021
101 W. 8TH STREET
6:15 PM

MEETING MINUTES

Note: Official meeting minutes are located on the City website via YouTube video at the following link: <https://www.youtube.com/user/GlenwoodSprings1885/videos>. The times indicated in agenda items indicate approximately where the item can be found on the YouTube video timeline.

:02 Roll Call

Present: Mayor Godes, Mayor Pro-Tem Kaup, Councilor Willman, Councilor Wussow, Councilor Stepp, Councilor Hershey. Not present: Councilor Davis. Also present were Debra Figueroa, City Manager; Steve Boyd, COO; Jenn Ooton, Asst. City Manager and Karl Hanlon, City Attorney.

:02 Pledge of Allegiance

Mayor Godes led the Pledge.

:04 Council Comments

Councilor Willman said the legislature is looking. Talked to a few people about simultaneous translation and said there may be some grants available or outreach from the Hispanic community. Debra said we should consider this in the 2022 budget.

Councilor Stepp mentioned a letter about the sledding hill and thought it may be a good idea for the next month or so. Debra said we're in discussion with RFTA but it will be a while and there are a couple of options that we're thinking about.

Mayor Pro-Tem Kaup seconded Councilor Willman's comment about outreach in the Hispanic community. Mentioned a letter from a constituent on Grand Avenue addressing the fact that lots of homes are on Grand, lots of the traffic is City residents and encourages us to slow down. Also asked when restrooms may be open – Debra said downtown restrooms are open, the others are not winterized but once we have staff available and they won't freeze we're trying to get them open.

Councilor Wussow said we currently have the GS Public Art Masterplan page for residents to give their feedback on City art.

Mayor Godes welcomed Ryan Muse, new City Clerk to a full-time roll. Thanked Debra for pulling together a list of potential future work sessions and wants to revisit the West Glenwood blight issue. Karl said the Board will be separate from Council and recommended Councilor Wussow as sitting on it since its in her Ward.

Councilor Willman suggested starting meetings at lunchtime then taking a dinner break about once a quarter. Also said he'd like staff to pursue Hispanic outreach further, Debra suggested a listening session to hear what the community wants then Council can give staff direction for future steps.

:21 Councilor Wussow moved, Councilor Hershey seconded postponing simultaneous translation for four months.

Passed unanimously.

Councilor Stepp sought clarification on whether all Councilors are on the Urban Renewal Board, Karl confirmed that is the case. Also said she has scheduling conflicts on some of the mornings that evening Council meetings are scheduled for. Mayor Godes and Debra will coordinate try to provide plenty of notice for additional meetings.

:27 Agenda Changes & Conflicts

Councilor Davis suggested we switch items 15 and 16 in order, Karl said we can come back to 15 in a second reading.

:28 Citizens Appearing Before Council

None.

:29 Consent Agenda

Mayor Pro-Tem Kaup moved, Councilor Willman seconded approval of minutes.

Passed unanimously.

:29 South Midland Progress Report

Bryana Starbuck reported that crews continue with rockfall mitigation and soil nail wall drilling. Shotcrete will be gray color that is not permanent. Utility work includes installing storm drains, irrigation pipes at Cardiff bridge, and new 18-inch water line that will replace the existing 12-inch line. On the 23rd (9am to 3pm) and 24th (9am to 2pm) there will be 20+ minute traffic holds for rock scaling. Atkinson Trail closed 2/22 for stormwater sewer work. Lastly asks the public to stop behind school buses that are loading or unloading kids.

:42 Sustainable Strategies Contract Renewal

Mayor Godes said he's taken 3 or 4 lobbying trips with Sustainable Strategies and said they are fantastic. Debra said she's worked with the firm for 3 years prior to Debra coming to the City immediately. Ashley Badesch provided an overview of their approach and said they've secured \$5 billion in total grants and \$12+ million for Glenwood Springs including public safety, infrastructure, Brownfields, public art, sustainability, technical assistance, parks and trails, and disaster recovery.

Predicts massive amounts of federal funding from COVID, as well as stimulus directly to local governments, indicating that GS should receive around \$2 million to help fund COVID related

needs. Build Back Better will come with additional infrastructure, climate and clean energy, and they are also looking for the return of federal earmarks.

Councilor Stepp inquired as to whether we would need a grant writer, Debra said we may need a grant manager because Sustainable Strategies is so good at the writing part.

Councilor Kaup inquired about water and wastewater opportunities. Ashley said federal funds are expected to be pretty broad with a focus on resiliency.

1:02 Councilor Hershey moved, second by Mayor Pro-Tem Kaup to renew Sustainable Strategies contract.

Passed unanimously.

1:04 Compensation Study Update

Debra reported there were no salary increases in 2021 and in 2020 the City gave very few increases in pay. Dana Peterson introduced Laurie Graves from Graves Consulting who said their primary focus is on public entities and the primary focus of the study is to retain our existing employees, but will also help define the “market” we compete against, gather data, recommend a revision to or redesign of current pay structure and where each position should be on the scale. Next step is to look at incumbent and internal equity issues and identifying compression issues. Deliverable is a comprehensive report and she’ll come back to Council for an update when complete.

1:25 Councilor Willman moved, second by Mayor Pro-Tem Kaup to approve the salary.

Passed unanimously.

1:26 Resolution 2021 - 4, Authorizing and Supporting the Application for a 2021 emergency solutions grant from the Colorado DOLA Office of Homeless Initiatives in the amount of \$300,000.

Debbie Wilde and Christina Gair of West Mountain Regional Health Alliance proposed the City act as lead agent on a \$300,000 DOLA grant for COVID related activities that will include street outreach to homeless individuals, emergency shelter in the form of hotel vouchers, and connection them with quarantined shelter funds through Garfield County.

1:30 Councilor Stepp moved, second by Mayor Pro-Tem Kaup to approve Resolution 2021 – 4.

Passed unanimously.

1:45 Ordinance No. 1, Series 2021, Adopting Inclusionary Zoning for Affordable Housing

Hannah Klausman from Community Development provided an overview of proposed code changes to 070.040.120 Affordable and Workforce Housing. The program would apply to all residential and mixed-use developments of five or more new dwelling units and require that 20% of units be deed restricted for resident occupied community housing and 10% be deed restricted to limit the average initial sales price based on area median income.

2:24 Opened to public comment.

Gary Vick commented that the packet says an owner may convert a unit upon written notice to the City and questioned whether a builder can opt out by only paying the fees that were waived and sell the property at full market price. Karl Hanlon said there is voluntary program that is what Mr. Vick is referring to and that state law imposes restriction on the City if it tries to impose deed restrictions upon the developer.

Richard Myers from Realty Capital from the Lofts at Red Mountain cautioned the Council to be careful with ordinances like this because they can extract enough value from builders that it may cause projects to not be completed.

Mayor Godes brought it back for Council discussion.

2:55 Councilor Wussow moved, second by Mayor Pro-Tem Kaup to approve Ordinance 1, Series of 21 subject to the change that the 5-unit provision is increased to 10 per the five findings at the end of the staff report.

Ayes: Godes, Willman, Kaup, Wussow, Stepp

Nayes: Davis, Hershey

3:00 Planning File 01-21, Section 070.140.120, Voluntary Deed Restriction Program Code Revision

Hannah Klausman described proposed changes to Section 070.140.120, Voluntary Deed Restriction Program Code Revision including area median incomes and review criteria.

3:25 Opened to public comment.

Gary Vick asked what properties would be affected that are not included in the mandatory restriction ordinance and offered an opinion that the economics still don't work for the builder.

3:28 Mayor Godes brought it back for Council discussion.

3:31 Mayor Pro Tem Kaup moved, second by Councilor Stepp to approve Ordinance 1, Series of 21 subject to the change that the 5-unit provision is increased to 10.

Ayes: Godes, Willman, Kaup, Wussow, Stepp

Nays: Davis, Hershey

3:43 Blake Street Configuration

3:45 Councilor Wussow moved, second by Councilor Stepp to continue item 17, Blake Street Configuration, to the next regular scheduled City Council meeting as the first item in regular discussion.

Ayes: Godes, Willman, Kaup, Wussow, Stepp, Davis

Nays: Hershey

3:45 Tourism Promotion Board Appointments

3:46 Councilor Wussow moved, second by Mayor Godes to continue item 18, Tourism Promotion Board Appointments, to the next regular scheduled meeting and to add an item to that meeting to change the structure and possibly add new members to the board.

Passed unanimously.

3:48 Report from City Administration

None

3:48 Adjournment

3:48 Councilor Stepp moved, second by Councilor Davis to adjourn.

Passed unanimously.