



MINUTES
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
JULY 21, 2022
6:15 PM

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 in agenda items indicate approximately where the item can be found on the YouTube video timeline.

REGULAR SESSION

Item 4. :04 Roll Call

Present: Mayor Godes, Mayor Pro-Tem Willman, Councilor Dehm, Councilor Stepp, Councilor Kaup, Councilor Wussow, and Councilor Hershey. Also present were; Steve Boyd, Acting City Manager; Jenn Ooton, Asst. City Manager; Ryan Muse, City Clerk; Matt Langhorst, Director of Public Works; Yvette Gustad, Finance Director; Brian Smith, Parks, and Recreation Director; Terri Partch, City Engineer; and Karl Hanlon, City Attorney.

:05 Councilor Hershey moved, seconded by Mayor Pro-Tem Willman, to allow Councilor Stepp to appear virtually.

Motion passed unanimously.

Item 5. :05 Pledge of Allegiance

Mayor Godes led the Pledge of Allegiance.

Comments were made by Councilor Hershey.

Item 6. :06 Agenda Changes or Conflicts

Comments were made by Councilor Wussow and City Attorney Karl Hanlon.

Item 7. :06 Citizens Appearing Before Council

Citizen comments were made.

Item 8. :10 Consent Agenda

:10 Councilor Kaup moved, seconded by Councilor Dehm, to approve the Consent Agenda without item B. Ordinance 2022-18: Hotel Conversions Second Reading.

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

Nays: Hershey

Motion passed 6-1.

Consent Agenda Item B. :11 Ordinance 2022-18; Code Amendments to Title 060 and 070 Related to Hotel Conversions, Second Reading

Comments were made by Councilor Wussow, Councilor Kaup, and City Attorney Karl Hanlon.

Jenn Ooton Assistant City Manager, presented.

Comments were made by City Attorney Karl Hanlon, Mayor Godes, Assistant City Manager Jenn Ooton, Mayor Pro-Tem Willman, Councilor Wussow, Councilor Stepp, and Councilor Kaup.

:37 Mayor Godes opened the item for public comment.

Public comment was taken.

:53 Mayor Godes closed the item for public comment.

Comments were made by City Attorney Hanlon, Mayor Pro-Tem Willman, Councilor Hershey, Councilor Wussow, Councilor Stepp, Councilor Kaup, Councilor Dehm, and Mayor Godes.

1:20 Councilor Kaup moved, seconded by Councilor Wussow, to adopt the regulations to Ordinance 2022-18; Code Amendments to Title 060 and 070 Related to Hotel Conversions, Second Reading, minus exhibit b, with the conditions of increasing the amount required to be deed restricted from 20% to 50%, with an average rent of 100%, not to exceed 80%, with 35% affordable units, and with the understanding that next meeting a comparable minimum standards on kitchenettes be implemented by Economic and Community Development and a parking management ordinance be designed minus exhibit b.

Comments were made by Councilor Hershey, Mayor Pro-Tem Willman, and City Attorney Hanlon,

1:24 Councilor Kaup amended her motion, seconded by Councilor Wussow, to adopt the regulations to Ordinance 2022-18; Code Amendments to Title 060 and 070 Related to Hotel Conversions, Second Reading, minus exhibit b, with the conditions of increasing the amount required to be deed restricted from 20% to 35%, with an average of 100% AMI, not to exceed 80% AMI, and with the understanding that next meeting a separate ordinance on comparable minimum standards and a separate ordinance on parking management will be brought to Council.

Comments were made by Councilor Stepp and Mayor Godes.

Motion passed unanimously.

Comments made by Council Hershey, City Attorney Karl Hanlon, and Councilor Wussow.

Item 9. 1:27 Planning item 12-22, Code Amendments to Title 070.040 as it Relates to Floodplain Regulations (To be continued)

1:27 Mayor Pro-Tem Willman moved, seconded by Councilor Hershey, to move Planning item 12-22, Code Amendments to Title 070.040 as it Relates to Floodplain Regulations to the next regular scheduled meeting.

Motion passed unanimously.

Item 10. 1:27 Community Wildfire Protection Plan Update

Gary Tillotson Glenwood Springs Rural Fire Protection District Chief and Terri Partch City Engineer, presented.

Comments were made by Councilor Wussow, City Attorney Karl Hanlon, Councilor Stepp, Mayor Godes, Gary Tillman, and Councilor Hershey.

1:46 Mayor Godes opened the item for public comment.

Public comment was taken.

1:58 Mayor Godes closed the item for public comment.

Comments were made by Mayor Godes, City Attorney Karl Hanlon, and Councilor Hershey.

2:00 Councilor Wussow moved, seconded by Councilor Kaup, to move Item 13, Urban Forestry and Beetle Kill, to the next meeting.

Motion passed unanimously.

2:00 Break

Item 11. 2:12 North Landing

Danielle Campbell presented.

Comments were made by Councilor Hershey, Councilor Kaup, Acting City Manager Steve Boyd, and Councilor Wussow.

2:24 Mayor Godes opened the item for public comment.

No public comment was given.

2:24 Mayor Godes closed the item for public comment.

2:24 Mayor Pro-Tem Willman moved, seconded by Councilor Dehm, to approve \$90,192 for the cost of construction drawings and the funds be drawn from Capitol Projects and not out of the A&I fund.

Motion passed unanimously.

Item 12. 2:25 Affordable Housing Ad Hoc Update

Ellen Dole, member of the Ad Hoc Committee, and Clark Anderson from Glenwood Springs Housing Coalition, presented.

Comments were made by Councilor Kaup, City Attorney Karl Hanlon, and Councilor Stepp.

2:57 Mayor Godes opened the item for public comment.

Public comment was taken.

2:57 Mayor Godes closed the item for public comment.

Comments were made by Councilor Hershey, Councilor Kaup, Councilor Stepp, Councilor Wussow, Councilor Dehm, and Mayor Pro-Tem Willman.

3:37 Councilor Hershey moved, seconded by Councilor Dehm, to put a question on the ballot in November for a 3.5% increase in lodging tax.

3:38 Councilor Dehm withdrew his second.

3:38 Mayor Godes seconded the motion.

Comments were made by Mayor Godes, and Councilor Wussow.

3:43 Councilor Wussow moved, seconded by Councilor Dehm, to continue the course until the Ad Hoc Committee gives an official recommendation as to what they would like to see on a ballot and at that point, Council will decide.

Comments were made by City Attorney Karl Hanlon, Glenwood Springs Housing Coalition member Clark Anderson, Councilor Dehm, Mayor Godes, Councilor Kaup.

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

Nays: Hershey

Motion passed 6-1.

Item 13. 3:51 Council Comments

Comments were made by Mayor Pro-Tem Willman, Councilor Wussow, and Mayor Godes.

Item 14. 3:58 Report from Administration

City Manager

No comments were made.

City Attorney

Comments were made by City Attorney Karl Hanlon.

Correspondence Incoming/Outgoing

Comments were made by Acting City Manager Steve Boyd.

Item 23. 4:01 Executive Session

4:02 Councilor Hershey motioned, seconded by Councilor Kaup, to go into an Executive Session pursuant to CRS 24-6-402(4) (d) regarding specialized details of security arrangements or investigations, including defenses against terrorism, both domestic and foreign, and including where disclosure of the matters discussed might reveal information that could be used for the purpose of committing, or avoiding prosecution for, a violation of the law; regarding Downtown Security and adjourn at the end of the executive session.

Motion passed unanimously.