



MINUTES
CITY OF GLENWOOD SPRINGS
CITY COUNCIL MEETING
JULY 18, 2024
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 9. 10:13 Roll Call

Present: Mayor Wussow, Mayor Pro Tem Dehm, Councilor Schachter, Councilor Kaup, Councilor Weimer, and Councilor Zalinski. Also present were; City Manager Steve Boyd; City Clerk Ryan Muse; City Engineer Ryan Gordon; City Attorney Karl Hanlon, Finance Director Yvette Gustad, Lieutenant John Hassell, Director of Economic and Community Development Hannah Klausman, Executive Assistant Sara Weigel, Public Information Officer Bryanna Starbuck, City Planner Emery Ellingson, Public Works Director Matt Langhorst.

Item 10. 10:31 Agenda Changes & Conflicts

Mayor Pro Tem requested to move Item 23 up the agenda to Item 15. The council all agreed.

Item 11. 11:00 Council Announcements

Mayor Wussow, Councilor Zalinski and Councilor Kaup made announcements.

Item 12. 14:10 Citizens Appearing Before Council (for items not on the agenda - comments limited to 3 minutes)

14:24 Mayor Wussow opened the floor to public comment.

Public comments were made.

18:02 Mayor Wussow closed the floor to public comment.

Item 13. 18:14 Council Reactions to Public Comment

Councilor Zalinski shared her reaction to public comment.

Item 14. 18:27 Consent Agenda

Councilor Kaup moved to approve the consent agenda. Councilor Zalinski seconded the motion.

The motion passed unanimously.

Item 15. 18:50 Habitat Lofts Phase 3 Project

City Manager, Steve Boyd, Director of Economic and Community Development, Hannah Klausman, and Gail Schwartz, president of the Habitat for Humanity Roaring Fork Valley presented.

Councilor Kaup, Councilor Zalinski, Mayor Pro-Tem Dehm, and Councilor Schachter made comments.

43:18 Councilor Schachter moved commit an additional \$2M toward the project. Half a million would come from Workforce Housing fund and \$1.5M from City Funds, structured as a reasonable loan and the workforce housing commitment would be tied to some priorities for Glenwood Springs employees. Councilor Zalinski seconded the motion.

Councilors Schachter, Councilor Kaup, Mayor Pro Tem Dehm, and Councilor Zalinski made comments.

58:11 Councilor Schachter amended his motion to commit an additional \$2M toward the project. Half a million would be a grant from Workforce Housing fund, that would be tied to three additional priorities for Glenwood Springs workforce housing, and the remaining \$1.5M structured as a reasonable loan with terms and sources recommended by the City.

Councilors Schachter, Councilor Kaup, Mayor Pro Tem Dehm, and Councilor Zalinski made comments.

1:05:00 Councilor Schachter amended his motion to commit an additional half a million, on top of the already committed \$1M, which will come as a grant from the Workforce Fund, under the same terms and conditions as the original grant, which will result in a total of 15 units, with another \$1.5M to be a loan to come from funding sources to be determined.

Councilor Zalinski seconded the amended motion.

Mayor Pro Tem Dehm, Councilor Kaup, Councilor Zalinski and Mayor Wussow made comments.

1:11:12 the motion passed unanimously.

Item 16. 1:12:36 Update from Sustainable Strategies on Grant Opportunities

Ashley Badesh, partner at Sustainable Strategies DC, presented on the services provided to the City.

Item 17. 1:23:54 West Mountain Regional Health Alliance Update

Executive Director, Christina Gair and Health Access Director, Namrata Shrestha, presented.

Item 18. 2:23:54 Request for Fifth Amendment to Agreement for Immediate Possession and Conveyance of Property Interests (Butler Rents)

Karl Hanlon, City Attorney, presented. Erica Gibson with JVAM Law was available for questions.

1:45:21 Mayor Wussow opened the floor to public comment.

Public comments were made.

1:46:30 Mayor Wussow closed the floor to public comment.

1:46:40 Councilor Kaup moved to approve the Fifth Amendment to Agreement for Immediate Possession and Conveyance of Property Interests (Butler Rents). Mayor Pro Tem Dehm seconded.

The motion passed unanimously.

Item 19. 1:47:40 South Bridge Update

City Engineer Ryan Gordon presented.

Councilor Schachter and Councilor Kaup made comments.

1:53:51 Mayor Wussow opened the floor to public comment.

Public comments were made.

1:58:00 Mayor Wussow opened the floor to public comment.

Item 20. 1:58:28 Planning File 09-24 Major Site and Architectural Plan Lot 10C Glenwood Meadows

Emery Ellingson, City Planner II, Matthew Langhorst, Public Works Director, and the applicant, Dave Dresser, with LK Architecture, presented.

Councilor Kaup, Councilor Weimer, and Mayor Pro Tem Dehm made comments.

2:26:26 Mayor Wussow opened the floor to public comment.

No public comments were made.

2:26:35 Mayor Wussow closed the floor to public comment.

2:27:30 Mayor Pro Tem Dehm moved to approve Planning File 09-24 Major Site and Architectural Plan Lot 10C Glenwood Meadows with the conditions lined out in the staff report. Councilor Kaup seconded.

Councilor Zalinski made comments.

2:28:57 The motion passed unanimously.

Item 21. 2:35:00 Fee Waiver and Funding Request for Glenwood Gardens Low Income Housing Tax Credit

A. Fee Waiver Request for Proposed Multifamily Development at Glenwood Gardens

B. Workforce Housing Fund Advisory Board grant funding recommendation

Hannah Klausman, Director of Economic and Community Development and Lisa Sorenson from the Cohn Esrey Development group presented.

3:14:42 Mayor Wussow opened the floor to public comment.

No public comments were made.

3:14:51 Mayor Wussow closed the floor to public comment.

3:15:11 Mayor Pro Tem Dehm moved to approve the Fee Waiver and Funding Request for Glenwood Gardens Low Income Housing Tax Credit – approving \$785,000 out of the 2C fund for year 2025 and

\$785,000 out of 2C Fund for year 2026 without a fee waiver reduction following the recommendation of the applicants. Councilor Kaup seconded the motion.

The full Council made comments.

3:21:46 The motion passed unanimously.

Item 22. Ordinance 2024-13; Title 070 Code Amendments

Hannah Klausman, Director of Economic and Community Development, presented.

3:32:08 Mayor Wussow opened the floor to public comment.

No public comments were made.

3:32:16 Mayor Wussow closed the floor to public comment.

3:32:32 Councilor Schachter moved to approve Ordinance 2024-13; Title 070 Code Amendments as presented by staff. Councilor Zalinski seconded the motion.

The motion passed unanimously.

Item 23. Ordinance 2024-14; Title 050 Municipal Code Amendment, Plumbers License

Hannah Klausman, Director of Economic and Community Development, presented.

3:34:30 Mayor Wussow opened the floor to public comment.

No public comments were made.

3:34:34 Mayor Wussow closed the floor to public comment.

3:34:36 Councilor Zalinski moved to approve Ordinance 2024-14; Title 050 Municipal Code Amendment, Plumbers License as presented by staff. Councilor Kaup seconded the motion.

The motion passed unanimously.

Item 24. 3:35:27 Council Comments

Mayor Pro Tem Dehm, Councilor Kaup, and Mayor Wussow made comments.

Item 25. 3:43:15 Report from City Administration

Steve Boyd, City Manager, had no comments.

Karl Hanlon, City Attorney, made comments.

Item 26. 3:45:10 Council Social Event Location Announcement

There was no social event planned for the evening.

Item 27. 3:45:38 Adjournment

Councilor Kaup moved to adjourn. Councilor Weimer seconded.

The motion passed unanimously.