



MINUTES  
CITY OF GLENWOOD SPRINGS  
CITY COUNCIL MEETING  
MARCH 20, 2025  
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 5. 7:37 Roll Call

**Present:** Councilor Simms, Councilor Schachter, Councilor Weimer, Mayor Pro Tem Dehm, Councilor Zalinski, Councilor Godes. **Absent:** Mayor Wussow.

**Staff Present:** Also present were City Manager Steve Boyd; City Clerk Ryan Muse; City Attorney Karl Hanlon, Finance Director Yvette Gustad, Director of Economic and Community Development Hannah Klausman, Director of Public Works Matthew Langhorst, and City Engineer Ryan Gordon, and City Planner Watkins Fulk Grey.

### Item 6. 7:52 Agenda Changes & Conflicts

Item 14 will be moved to item 13.

### Item 7. 8:11 Disclosure of Conflicts of Interest

There were none.

### Item 8. 8:20 Council Announcements

There were none.

### Item 9. 8:27 Citizens Appearing Before Council (for items not on the agenda - comments limited to 3 minutes)

Kelsey Vollmer, Jus Smith, and Joe Urnise spoke on behalf of the Grizzly Hockey Team and requested more ice time as their time was cut from 11 hours a week to 4 hours a week. Councilor Godes and Mayor Pro Tem Dehm responded to the request and outlined that the process this request should go through with the Parks and Rec department.

Laurie Chase of Cowdin Drive informed the council of a line-of-sight issue at the intersection of Cowdin Drive and 8<sup>th</sup> Street.

### Item 10. 20:09 Consent Agenda

***Councilor Zalinski moved to approve the consent agenda. Councilor Schachter seconded the motion, and it passed unanimously.***

## Item 11. 20:35 Arbor Day Proclamation

Heather Listerman, the City Arborist, and Parks and Recreation Director Rod Tarullo, were presented with the proclamation by Mayor Pro Tem Dehm.

## Item 12. 23:30 South Bridge Update

City Engineer Ryan Gordon presented on the South Bridge Update. He also updated the Council on the devolution of 6 & 24 and notifying them of future tasks for the project. He also let the Council know that Phase 2 of the Blake Ave Project received a DOLA grant for approximately \$759,000.

Mayor Pro Tem Dehm opened the floor for public comment.

There was none.

Mayor Pro Tem Dehm closed the floor to public comment.

## Item 13. 25:51 Micro transit update

City Engineer Ryan Gordon updated Council on the May 1 launch of the micro transit program, Ride Glenwood On Demand. An update will be given every two weeks until the launch.

Councilors Weimer, Godes, and Zalinski made comments.

Mayor Pro Tem Dehm opened the floor for public comment.

An unnamed woman who lives in West Glenwood asked if this service is available in South and West Glenwood, which it is. Todd Hurst, Glenwood Springs resident, also asked about locations that are outside of city limits and if they would be serviced by this program, and the answer was also yes.

Mayor Pro Tem Dehm closed the floor to public comment.

## Item 14. 38:26 Tax Incentive Requests for Meadows

Hannah Klausman, Director of Community Development, presented the tax incentive request to Council. Glenwood Meadows developer Steve Shoflick of Miller Weingarten Realty also presented and answered questions from Council.

Councilors Godes, Schachter, Zalinski, Mayor Pro Tem Dehm, and Councilor Weimer asked questions.

Mayor Pro Tem Dehm opened the floor for public comment.

The floor was opened to the public. James Parsons, Glenwood Springs resident, Katie Hake, resident and Alpen Glow Book Store Owner, Lori Chase, resident, Dave Meritt, resident, Deb Williams, resident, Spencer Chu, Alpen Glow Books Owner, Mikaela Richardson and Todd Hurst made comments about the equity of the tax incentive, how this affects local businesses and the nature of the city as a whole.

Mayor Pro Tem Dehm closed the floor to public comment.

***Councilor Godes made a motion to deny the request. Councilor Zalinski seconded.***

Councilors Zalinski, Godes, Schachter, Weimer, and Mayor Pro Tem made comments.

***The motion passed unanimously.***

## Item 15. 2:23:18 Ordinance 2025-09 Code Amendment, Title 070, Duplexes and Triplexes

***Councilor Zalinski moved to continue this item to the next meeting so that Mayor Wussow can be involved in the discussion. Councilor Godes seconded, and the motion passed 5-1 with Councilor Weimer voting no.***

## Item 16. 2:25:00 Ordinance 2025-10; Code amendment to Section 040.020.170 Economic incentives; sales tax rebate

Economic and Community Development Director, Hannah Klausman presented.

***Councilor Zalinski moved to approve Ordinance 2025-10; Code amendment to Section 040.020.170 Economic incentives; sales tax rebate as presented. Councilor Schachter seconded the motion, and it passed unanimously.***

## Item 17. Ordinance 2025-11; Code Amendment Title 070 regarding Allowed Uses, Definitions, Natural Medicine Businesses, Shopping Centers and other Code Changes.

Community Development Director, Hannah Klausman presented.

Mayor Pro Tem Dehm opened the floor for public comment.

There was none.

Mayor Pro Tem Dehm closed the floor to public comment.

***Councilor Weimer moved to approve action item number one of Ordinance 2025-11, regarding Natural Medicine Businesses, as presented by staff. Councilor Zalinski seconded the motion, and it passed unanimously.***

Mayor Pro Tem Dehm opened the floor for public comment.

There was none.

Mayor Pro Tem Dehm closed the floor to public comment.

***Councilor Zalinski moved to approve action item number two of Ordinance 2025-11 regarding shopping centers as presented by staff. Councilor Weimer seconded the motion, and it passed unanimously.***

Mayor Pro Tem Dehm opened the floor for public comment.

There was none.

Mayor Pro Tem Dehm closed the floor to public comment.

***Councilor Zalinski moved to approve Ordinance 2025-11 including the amendments regarding shopping centers and natural medicine businesses. Councilor Weimer seconded the motion, and it passed unanimously.***

## Item 18. 3:08:32 Resolution 2025-08 Temporary Use/Service Pilot Program Extension

Jim Hardcastle, Long Range Principal Planner, presented.

***Councilor Weimer moved to approve Resolution 2025-08 Temporary Use/Service Pilot Program Extension as presented. Councilor Simms seconded the motion, and it passed unanimously.***

## Item 19. 3:14:10 Resolution 2025-06; Fee in Lieu for Housing Variety

Economic and Community Development Director, Hannah Klausman presented.

Mayor Pro Tem Dehm opened the floor for public comment.

There was none.

Mayor Pro Tem Dehm closed the floor to public comment.

***Councilor Schachter moved to approve Resolution 2025-06; Fee in Lieu for Housing Variety as presented. Councilor Simms seconded the motion, and it passed unanimously.***

## Item 20. 3:33:56 Council Comments

Councilor Zalinski announced the reappointments of the River Commissioners included on the Consent Agenda.

Councilor Godes congratulated Councilor Schachter on being named the Glenwood Springs Citizen of the year.

Councilor Simms noted that he was happy to see so many people at the meeting today.

## Item 21. 3:36:00 Report from City Administration

City Manager Steve Boyd reported on the Employee Service Awards celebrated by the City on March 19<sup>th</sup>.

City Attorney Karl Hanlon reported on the situation on Mitchell Creek and Mitchell Cooper ongoing litigation.

## Item 20. 3:50:22 Social Event Announcement

No social event will take place after the meeting.

## Item 21. 3:50:33 Adjournment

***Councilor Simms moved to adjourn the meeting. Councilor Weimer seconded, and the motion passed unanimously.***