



MINUTES
CITY OF GLENWOOD SPRINGS
CITY COUNCIL MEETING
APRIL 2, 2026
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 1. 1:55 Roll Call

Present: Councilor Smith, Councilor Schachter Councilor Weimer, Mayor Dehm, Mayor Pro Tem Zalinski, Councilor Schmahl, and Councilor Townsley.

Staff Present: Also present were Acting City Manager Tim Bergman, City Clerk Ryan Muse, City Attorney Karl Hanlon, Chief of Public Safety Joseph Deras, Finance Director Yvette Gustad, Director of Economic and Community Development Trent Hyatt, City Engineer Ryan Gordon, Public Information Officer Bryana Starbuck, Senior Planner Emery Ellison, Housing Development Manager/Planner Watkins Fulk-Gray, and Fire Marshall Robin Pitt.

Item 2. 2:11 Agenda Changes

Item 10: The Glen Fee Waiver Request and Item 13: Continued Discussion of Employee Housing Possibility at the Residences on Grand will be pulled from tonight's agenda.

Item 3. 2:36 Disclosure of Any Councilor Conflicts of Interest

There were none.

Item 4. 2:43 Citizens Appearing Before Council and Council Response (for items not on the agenda - comments limited to 3 minutes)

Laurie Chase, city resident, made a comment regarding construction equipment and debris on Overlin Drive.

Item 5. 4:15 Council Announcements

Mayor Pro Tem Zalinski made an announcement about the Spring River Clean up event.

Councilor Smith made announcements about the Garfield Clean Energy Board meeting and upcoming events, youth representative recruitment for boards and commissions, downtown paid parking conversations, The Colorado Communities for Climate Action meeting including discussion on the budget for the Bustang service and upcoming in person meeting taking place in Carbondale.

Item 6. 9:37 Consent Agenda

**Mayor Pro Tem Zalinski moved to approve the consent agenda as written.
Councilor Townsley seconded the motion.**

Councilor Townsley made a comment.

10:40 The motion passed unanimously.

Item 7. 10:46 Wildfire Awareness Month Proclamation

Mayor Dehm presented the proclamation to Fire Marshall Robin Pitt.

Item 8. 13:24 Parkinson's Awareness Month Proclamation

Mayor Dehm presented the proclamation to Suzanne Stewart and Karen Langhorst..

Item 9. 18:37 Charter Commission

Charter Commission Chair Charlie Willman and Committee Member Jon Banks presented on the item.

Councilor Smith, Councilor Townsley, and Councilor Schachter asked questions and made comments.

Mayor Dehm opened the item for public comment.

There were none.

Mayor Dehm closed the public portion.

Councilor Schmahl, Councilor Schachter, Councilor Townsley, Mayor Pro Tem Zalinski, Councilor Weimer, and Councilor Smith made comments.

49:24 Councilor Schachter moved, seconded by Mayor Pro Tem Zalinski, to get the procurement item on the charter for the April 2027 election and to try to consolidate as many of the technical changes that they think can be digested and sent to the public on the April 2027 election.

51:28 Councilor Smith moved in a subsequent main motion, seconded by Councilor Townsley, to make an amendment to the current motion to include in preparations for the next election a change to the charter as regards to the replacement of missing council members.

Mayor Pro Tem Zalinski, Councilor Smith, Councilor Schachter, Councilor Schmahl, and Councilor Townsley made comments.

1:01:28 The subsequent main motion failed 5:2 with Councilor Townsley, Mayor Pro Tem Zalinski, Mayor Dehm, Councilor Weimer and Councilor Schachter voting against.

1:02:12 The original motion passed unanimously.

Item 10. The Glen Fee Waiver Request

This item has been removed from tonight's agenda.

Item 11. 1:03:05 Planning File ARC-000130-2025, Minor Site and Architectural Plan and ROWENC-000028-2026 210 8th Street

Senior Planner Emery Ellison presented on the item.

Councilor Schachter, Councilor Smith, Councilor Schmahl, Councilor Townsley, and Mayor Dehm asked questions.

Applicants Chip Whipple and Candice Whipple of Whipple Development presented on the item.
Councilor Townsley, Mayor Pro Tem Zalinski, and Councilor Smith asked questions and made comments.
Mayor Dehm opened the item for public comment.

There were none.

Mayor Dehm closed the public portion.

1:35:40 Councilor Schachter moved, seconded by Mayor Pro Tem Zalinski, to approve the Minor Site Application File ARC-000130-2025 with the findings and conditions included in the staff report.

Councilor Schachter, Mayor Pro Tem Zalinski, Councilor Townsley, Councilor Smith, and Mayor Dehm made comments.

1:55:43 The motion passed 6:1 with Councilor Schmahl voting against.

1:56:16 Mayor Pro Tem Zalinski moved, seconded by Councilor Schachter, to approve the Right of Way Encroachment Article 000028-2026 at 210 8th Street with the findings and conditions included in the staff report.

Councilor Smith and Mayor Dehm made comments

1:58:35 The motion passed unanimously

Item 12. 2:11:03 Employer-Based Rental Assistance Program

Housing Development Manager/Planner Watkins Fulk-Grey and Workforce Housing Commission Chair Matt Spidel presented on the item.

Councilor Smith, Mayor Pro Tem Zalinski, Councilor Schachter, and Councilor Schmahl asked questions.

Mayor Dehm opened the item for public comment.

There were none.

Mayor Dehm closed the public portion.

2:33:37 Mayor Pro Tem Zalinski moved, seconded by Councilor Schachter, to move the Employer-Based Rental Assistance Program from a pilot to an ongoing program within the city.

Councilor Weimer suggested a friendly amendment to the motion to approve it for 5 years with a plan to reevaluate this program in 3 years.

2:36:47 Mayor Pro Tem Zalinski, seconded by Councilor Schachter amended the motion to continue the Employer-Based Rental Assistance Program for a period anticipated to be five years with a re-evaluation at three years.

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

2:44:30 The motion passed 5:2 with Councilor Townsley and Councilor Schmahl voting against.

Item 13. Continued Discussion of Employee Housing Possibility at the Residences on Grand

This item has been removed from tonight's agenda.

Item 14. 2:44:58 Council Comments

Councilor Smith made comments about an appreciation letter for exiting board and commission members, making slide presentations available to council members after the meeting, and recently passed housing legislation.

City Attorney Karl Hanlon responded regarding the housing legislation.

Mayor Pro Tem Zalinski made a comment about Roaring Fork Outdoor Volunteers opportunities.

Item 15. 2:50:19 Report from City Administration

Acting City Manager Tim Bergman reported it has been a pleasure and honor to serve as City Manager.

City Attorney Karl Hanlon reported on a future executive session related to Mitchell Cooper and the lawsuit regarding access.

Item 16. 2:51:26 Social Event Announcement

Tonight's social event will take place at El Tapatio following the Council meeting.

Item 17. 2:51:34 Adjournment

2:51:35 Mayor Pro Tem Zalinski moved to adjourn. Councilor Schachter seconded.

2:53:52 The motion passed unanimously.