

# CITY OF STEAMBOAT SPRINGS

Regular Meeting NO. 2018-06

Tuesday, February 27, 2018

City Council Members present: City Council President Lacy, Council Member Crossan, Council Member Ford City Council President Pro Tem Meyer, Council Member Petis and Council Member Macys. Council Member Sloop was absent.

Staff Members present: Gary Suiter, City Manager; Kim Weber, Director of Financial Services; Sabrina James, Deputy City Clerk; John Overstreet, Director of Parks and Recreation; Dan Foote, City Attorney; Jerry Stabile, Police Commander; Jon Snyder, Public Works Director; Winnie DelliQuadri, Assistant to the City Manager; Mike Lane, Communications Manager; Mel Stewart, Fire Chief; Alan Lind, Director of General Services; and Tyler Gibbs, Director of Planning and Community Development.

## **PLEDGE OF ALLEGIANCE**

## **REPORTS**

### **1. City Council Reports**

No written reports were provided.

City Council President Pro Tem Meyer noted that Council had discussed more individual outreach at the retreat. She approached The Pilot about a monthly column and they thought it was a great idea. Council could pick a topic they want to explore at around 500-600 words; this can start in April. Council was also approached by the Valley Voice for something similar. This is an opportunity to maximize coverage. **UNANIMOUS CONSENT:** Coordinate this with Mike Lane.

City Council President Pro Tem Meyer noted that closing day at Howelsen Hill is March 11, 2018 and there could be a party with some free food. Ms. DelliQuadri stated that the Board of Realtors has already expressed interest in buying food from the concessionaire and giving it away free for lunch. Council would like to be involved.

City Council President Pro Tem Meyer stated that this Combined Law Enforcement Facility (CLEF) is scheduled for a Department of Local Affairs (DOLA) grant presentation on March 14, 2018 and Council members and staff will be attending. The group is working on the “to do” list for the operating intergovernmental agreement (IGA) and looking to break ground mid-April. There may be outstanding budget items like an electrical upgrade, IT and security requests.

Council Member Petis spoke to the lack of Council meeting video while we wait for the new software and noted that there will now be audio on the website.

Council Member Macys stated that she attended WinterWonderGrass festival. There was an appropriate police presence and they did a great job. The City bus drivers were great ambassadors and there was a strong zero waste program as well.

City Council President Lacy stated that he was approached by Steamboat Radio about a radio program where they would rotate through interviewing Council and it would also replay on the sister stations.

- 2. Agenda Review**
  - a. Regular Meeting, March 13, 2018.**
  - b. Regular Meeting, March 20, 2018.**
  - c. Regular Meeting, April 3, 2018.**
  - d. Regular Meeting, April 10, 2018.**
  - e. Tentative Worksession Schedule.**

Council reviewed the above agendas.

- 3. Staff Reports**
  - a. City Manager’s Report.**

Mr. Suiter provided a written report. He further provided an updated version of Council’s working agreements that includes language regarding Council avoiding giving the impression that when they voice an opinion that it reflects the opinion of the entire Council. Council supported this additional language but would like Council Member Sloop to provide input as well. Mr. Suiter also reviewed potential 2018 ballot initiatives.

Council Member Macys noted that if it were going to be a City ballot issue Council would need to see it on an agenda by May or June.

Mr. Suiter also spoke to the following: attended the annual City Manager conference; provided the final Council representation on Committees and Commissions; participated in a call with Colorado Department of Transportation (CDOT) regarding extending Bustang service to Steamboat; and attended hazard statewide plan exercise.

**b. Financial Status Report Format.**

Ms. Weber asked for feedback on the report format noting that it is broken down on a monthly basis, then focuses on sales tax, general fund revenues year over year and general fund expenditures.

City Council President Pro Tem Meyer would like to see a highlight on the sales and use tax for building.

Discussion took place relative, but not limited to: other departments having seasonality and providing the information on the website.

**COMMUNITY REPORTS/CITY COUNCIL DISCUSSION TOPIC:**

**4. Climate Resilience/Sustainability.**

Ms. DelliQuadri provided a PowerPoint presentation reviewing the following: the Sustainability Tracking, Assessment and Rating System (STAR); sustainability goals and status update; Compact of Colorado Communities; and community efforts.

She asked if Council wants to spend the money and staffing to implement sustainability efforts. Council Member Petis stated that is too big of a question. Council Member Macys supports updating the greenhouse gas emissions study in conjunction with the County. She would also move toward renewable energy sources to reduce energy costs in the City's operations. However, those may be bigger than staff.

City Council President Pro Tem Meyer asked about the cost of the study and suggested seeking input and help from Steamboat Ski & Resort Corporation, Colorado Mountain College (CMC) and the Yampa Valley Sustainability Council (YVSC). She supports the City as a partner in this effort but noted the need to think broader. City Council President Lacy stated that he is conceptually in favor but agrees that the City needs many partners. **UNANIMOUS CONSENT:** Move forward with the greenhouse gas study. **DIRECTION:** Staff to look into renewable energy generation. Capital Improvements Program (CIP) sheets for solar to consider during the budget.

City Council President Pro Tem Meyer noted that she attended the conference on climate action and learned that Steamboat Springs is already doing a lot in the area of environmental sustainability. What we don't do is pat ourselves on the back enough, we have a strong water policy, we are in the top 25% that have adopted the 2015 Energy Code; we are one of three cities in the state that are STAR rated 4 out of 5; the City has donated, through community support, over \$80,000 to YVSC. She supports signing the Colorado Compact and noted that we are already doing more than the minimum amount. She supports paying the member fee out of Council's discretion fund and volunteered to be a representative.

Council Member Macys also attended the conference and stated that her experience was affirming. She was impressed with how mainstream it is that mountain communities are looking to preserve their snow. She feels that signing on to the compact is a "no brainer" but it is not enough. Whatever Council decides to do it needs to be tracked.

City Council President Lacy supports signing as well; the City can collaborate, partner and push others to become STAR certified.

Council Member Petis supports signing but wonders what value it will bring; Council needs to take action. Council Member Macys stated there is the possibility for collaborative funding, project and bigger picture thinking, and training.

**MOTION:** City Council President Pro Tem Meyer moved and Council Member Crossan seconded to sign on to the Colorado Compact. Meyer and Macys to be the representatives.

The motion carried 6/0. Council Member Sloop was absent.

Ms. Sarah Jones, YVSC, provided a PowerPoint presentation reviewing the following: climate adaption and mitigation; community climate action adaptation; mitigation; return on investment; climate adaptation; strategies; community partnership; and partnering on next steps.

Discussion took place relative, but not limited to: retrofitting homes to become energy efficient; and greenhouse gasses from power plants.

PUBLIC COMMENT:

Mr. Wyatt Dillon suggested a day where people don't use their cars. Instead they could ride the hybrid bus or bike. People could park out of town and close Lincoln Avenue.

Eric Rieser, Elaina and Shae Rossi were present voicing concern with rising water temperatures killing fish and suggested that people wear warmer clothes rather than using heaters. Shae stated that it is important to keep the environment healthy; she likes the snow and wants it to stay. Elaina supports taking action against climate change.

Morgan, Sophie and Elena from Mountain Village Montessori stated that recycling is very important, especially plastic. They encouraged Council to take action on climate change because they want a clean environment with snow.

Gavin encouraged cutting down on paper use by recycling and using it again.

Ms. Molly Cuff, Smartwool, stated that the economic viability of the outdoor recreation industry depends on clean air and water; it is of great importance to their business. She thanked Council for the steps taken but feels that there is a lot more to do. She urged Council to press forward and stated that they want to be a partner.

Ms. Angela Ashby thanked Ms. Sarah Jones, Ms. DelliQuadri and Council Member Macys and the countless volunteers for their efforts.

Ms. Tina Evans, CMC Suitability Studies Instructor, thanked Council for the action taken and the STAR program. She suggested using CMC interns to help with the greenhouse gas study and noted that the Garfield Clean Energy Collaborative is an excellent example of installing renewable energy and reducing usage.

Mr. Matt Mcloughlin spoke to trash and recycling and suggested doing a request for proposal for residential trash and recycling to take trucks off the street. A single entity that services every home would save money and the City could tax that.

Jenna, sustainability student at CMC, voiced concern with traffic and parking and would like people to bike more. She suggested taking out the parallel parking on Lincoln Avenue and building a parking garage.

Ms. Shelby Pierce, Forest Service employee and CMC sustainability student, noted that Steamboat Springs markets itself as a sustainability community. She suggested a community educational program so people can be familiar with ways to be sustainable in their homes.

Ms. Madison Moxworthy, YVCS intern and ski racer, stated that this is the heart of town and should be a priority. The City needs to be more active in the cause and need to impact big change.

Mr. Paul Stettner stated that the City should pat itself on the back more and there should be newspaper articles on this topic. He would support banning plastic water bottles in the City.

Council Member Petis would like to hear about other areas and options to implement to effect the community as a whole. The question is who does it, we don't have the staff. Ms. DelliQuadri stated that STAR outlines the policy and steps to take and staff can bring that back. Council Member Petis stated that is a great place to start. **UNANIMOUS CONSENT.**

Council Member Macys suggested a working group to talk about what others are doing and determine who the main players are. City Council President Lacy likes the idea of a working group. **UNANIMOUS CONSENT.** Council Members Meyer and Macys to work on.

### **GENERAL PUBLIC COMMENT**

No one appeared for General Public Comment.

### **CONSENT CALENDAR: MOTIONS, RESOLUTIONS AND ORDINANCES FIRST READINGS**

5. **MOTION: A motion to order the City Engineer to certify the Assessment Roll for sidewalks completed in the Downtown Area in 2017 to the City Council by filing the roll in the Office of the City Clerk.**

City Council President Lacy read the motion into the record.

City Council President Lacy disclosed that one of the buildings houses his office (he is a tenant and not owner) and he has a client that has an interest in one of the buildings. **UNANIMOUS CONSENT:** Council felt it was appropriate for City Council President Lacy to remain seated.

**MOTION:** City Council President Pro Tem Meyer moved and Council Member Macys seconded to order the City Engineer to certify the Assessment Roll for sidewalks completed in the Downtown Area in 2017 to the City Council by filing the roll in the Office of the City Clerk.

The motion carried 6/0. Council Member Sloop was absent.

## **PUBLIC HEARING: MOTIONS, RESOLUTIONS AND ORDINANCES**

- 6. SECOND READING OF ORDINANCE: An ordinance authorizing and approving the execution and delivery by the City of a site and improvement lease and a lease purchase agreement and related documents, concerning the leasing by the City of certain property owned by the City to finance a law enforcement facility; setting forth certain parameters and restrictions; ratifying action previously taken; and providing other matters related thereto.**

City Council President Lacy read the ordinance title into the record.

Ms. Weber stated that the CLEF is partially funded with reserves and certificates of participation (COP) and that the City's rating is Aa3. This ordinance authorizes the Finance Director to enter into the purchase agreement and the bonds will be priced on March 8, 2018. The ordinance also sets the parameters that the City has to operate within. The pricing is about a 3.5% interest rate and the average payments will be \$435,000 a year. The City will sign the documents March 22-23, 2018 and close on March 29, 2018.

PUBLIC COMMENT: No one appeared for public comment.

**MOTION:** City Council President Pro Tem Meyer moved and Council Member Ford seconded to approve the second reading of an ordinance authorizing and approving the execution and delivery by the City of a site and improvement lease and a lease purchase agreement and related documents, concerning the leasing by the City of certain property owned by the City to finance a law enforcement facility; setting forth certain parameters and restrictions; ratifying action previously taken; and providing other matters related thereto.

The motion carried 6/0. Council Member Sloop was absent.

- 7. SECOND READING OF ORDINANCE: Second Supplemental Budget Appropriation of 2018 (Accommodation Tax Fund)-2017 Carryforward.**

City Council President Lacy read the ordinance title into the record.

Ms. Weber stated that this appropriates the \$1 million donation from the Scheckman Foundation, \$286,000 to Old Town Hot Springs and \$900,000 for the multi-sports facility.

PUBLIC COMMENT: No one appeared for public comment.

**MOTION:** Council Member Crossan moved and City Council President Pro Tem Meyer seconded to approve the second reading of the Second Supplemental Budget Appropriation of 2018 (Accommodation Tax Fund)-2017 Carryforward.

The motion carried 6/0. Council Member Sloop was absent.

## **PARKS AND RECREATION COMMISSION REPORT**

No report was provided.

## **PLANNING COMMISSION REPORT**

No report was provided.

## **CONSENT CALENDAR - PLANNING COMMISSION REFERRALS:**

*There were no items scheduled for this portion of the agenda.*

## **PUBLIC HEARING – PLANNING COMMISSION REFERRALS**

- 8. SECOND READING OF ORDINANCE: An ordinance suspending all provisions contained in Chapter 26, Article 149 of the Steamboat Springs Revised Municipal Code pertaining to Community Housing, and establishing an effective date.**

City Council President Lacy read the ordinance title into the record.

Mr. Gibbs stated that this would continue the suspension until August 31, 2018 and that is staff's recommendation.

Council Member Macys stated that this passed 4/3 on first reading but Council Member Sloop is absent tonight so the vote could be 3/3 which would mean that inclusionary zoning would go into effect. Mr. Foote confirmed that there needs to be at least 4 votes in affirmative. Council could correct it going into the effect after the fact or Council could postpone it as well.

## **PUBLIC COMMENT:**

Mr. Roger Ashton, Yampa Valley Housing Authority (YVHA), noted the need to "keep sights" on the final report from the Community Housing Steering Committee and to match supply with demand. The City is looking at reducing plan review times and looking at incentives. Extending the suspension gives the City the opportunity to get options to incentivize affordable housing. There needs to be specific solutions that will work in Steamboat Springs. The City needs to address inefficiencies in the planning process, implement The Zucker Report, and amend the Community Development Code.

Mr. John Spezia agrees with Mr. Ashton and noted that the need is for entry level housing for purchase. This is the challenge and Council should focus on that.

Ms. Diane Brower stated that YVHA is doing good work in terms of low income and seasonal housing, but there is that gap. There is no community if there are no nurses and teachers that live in city limits. Council should focus on for sale entry level housing.

City Council President Lacy would like to see incentives for the four different groups that were identified (seasonal, low income, entry level and move up).

Mr. Gibbs stated that he has reached out to developers and builders regarding density bonuses and parking reductions and he will continue to do that. He stated that a small working group may be helpful but he intends to report back in May or June.

Council Member Macys wants to understand our “unique circumstances” a little more. She feels that a working group may not be needed because she hopes for a lengthy public process with the ordinance.

**MOTION:** Council Member Macys moved and Council Member Petis seconded to approve the second reading of an ordinance suspending all provisions contained in Chapter 26, Article 149 of the Steamboat Springs Revised Municipal Code pertaining to Community Housing, and establishing an effective date.

Discussion during the motion:

City Council President Pro Tem Meyer stated that her concern was that the goal of inclusionary zoning was to increase supply or increase the funding source and 5A and the Housing Authority have the opportunity to “move that needle”. She is fine waiting five months to revisit inclusionary zoning and wants to look at city processes improvements.

The motion carried 6/0. Council Member Sloop was absent.

**DIRECTION:** Mr. Gibbs to bring back at the last meeting in May.

## **REPORTS**

- 9. Staff Reports**
  - a. City Attorney’s Update/Report.**

Mr. Foote had no report.

## **ADJOURNMENT**

**MOTION:** Council Member Ford moved and Council Member Macys seconded to adjourn at 8:00pm.

The motion carried 6/0. Council Member Sloop was absent.

**MINUTES PREPARED, REVIEWED AND RESPECTFULLY SUBMITTED BY:**

*Julie Franklin*

Julie Franklin, CMC  
City Clerk

**APPROVED THIS 13<sup>th</sup> DAY OF March, 2018.**