

**Ouray City Council Regular Meeting
Summarized Minutes
Monday, March 18, 2019 at 6:00pm
Massard Auditorium – Ouray Community Center**

1. CALL TO ORDER

Mayor Larson called the meeting to order at 6:00 p.m.

2. ROLL CALL

Mayor Pam Larson - Present
Mayor Pro Tem Glenn Boyd – Present
Councilor Dawn Glanc – Present
Councilor Dee Hilton - Present
Councilor Bette Maurer – Present

Also present were Interim City Administrator Justin Perry, City Resources Director Rick Noll, Acting Police Chief Gary Ray, Public Works Director Joe Coleman, Community Development Coordinator Chris Hawkins, Finance and Administration Director Melissa Drake, and City Attorney Carol Viner Masters

3. THE PLEDGE OF ALLEGIANCE WAS RECITED

Interim City Administrator Justin Perry stated that the new Pool Manager has been selected. City Resources Director Rick Noll stated that there were over 40 applicants and there was a 4 member interview committee. He introduced Kentee Pasek as the new Ouray Hot Springs Pool Manager.

4. MAYOR'S PROCLAMATION OF JOE NOLL DAY

Mayor Larson read Proclamation No. 1, 2019 proclaiming March 22, 2019 as Joe Noll Appreciation Day in the City of Ouray for his achievements in the Colorado Special Olympics; Bronze Medal in the Super G, Gold Medal in the Giant Slalom, and named Colorado Special Olympics Winter Athlete of the Year.

At 6:06pm, the Council took a break for a brief reception for Joe Noll.

Council reconvened at 6:20pm.

5. PUBLIC HEARING – Columbus Building Final PUD (740 Main Street Final PUD) to consider a height variance for a rooftop deck safety railing for rooftop bar; Lot 13, Block 9, City of Ouray, 740 Main Street

Mayor Larson opened the Public Hearing.

Community Development Coordinator Chris Hawkins gave an overview of the project and its current status. He noted recommendations on deed restrictions: low income housing definitions and working within the geographic area of the Ouray School District. He also noted an official statement approving the historical restoration.

There was no public comment so Mayor Larson closed the public hearing.

6. ACTION ITEM - Resolution regarding Columbus Building Final PUD

Mayor Pro Tem Boyd made a motion to approve the final Columbus Building PUD. Councilor Glanc seconded the motion and it passed on unanimous vote.

7. PUBLIC HEARING – River Run RV Park Site Development Permit to expand a legal nonconforming RV park pursuant to Ouray Land Use Code Sect. 7-5-J(3); Daisy Placer, Part of Tract 1; Section 30, Township 44, Range 7, 1822 Main Street

Mayor Larson opened the Public Hearing.

Community Development Coordinator Chris Hawkins gave an overview of the development request and recommendations for requirements if approved. Council discussed the project with Mr. Hawkins and the applicants, Robert and Andrea Owen.

Mayor Larson asked for public comment.

Scott Campbell presented written comment and comment from his attorney in opposition to the development. He also stated that he is not in favor of this non-conforming use of the property, that allowing it would be illegal, and has concerns about City infrastructure's ability to support the additional use. Council paused to read the written comments.

City Attorney Carol Viner stated that she and Mr. Hawkins has reviewed this extensively. She stated that Council is within law to allow this project if they choose.

Council further discussed the issues.

Scott Campbell re-stated his concerns.

With no additional public comment, Mayor Larson closed the public hearing.

8. ACTION ITEM – Possible approval of River Run RV Park Site Development Permit

Council continued with discussion with Mr. Hawkins and Ms. Viner on this project and noted that no additional sewer hookups will be allowed until the Wastewater Treatment Plant issues are resolved.

Mayor Pro Tem Boyd made a motion to approve the Site Development Permit with the conditions listed in the packet and that rentals must be less than 30 days. Councilor Maurer seconded the motion and it passed on unanimous vote.

9. CITIZENS' COMMUNICATION

Bruce Gulde complimented Public Works on snow removal. He also asked where semis should make u-turns instead of getting stuck in the City. Mayor Larson also complimented Public Works for their efforts in snow removal within the City.

Lora Slawitschka spoke against the County's proposal to increase sales tax. She also stated that the City should have a cap on short-term rentals.

10. CITY COUNCIL REPORTS/INFORMATION

- a. **Glanc** – IPAT next week, OIPI is 3rd Wednesday of each month
- b. **Maurer** – none
- c. **Boyd** – The rock slide on County Road 17 fell on the main gas line into the City. There is currently no leak but damage is expected when the rocks are removed. Removal will occur later when gas can be shut off during warmer weather. He attended the CEDC meeting and future meetings will be held at 8:30am on the 2nd Thursday of each month. He learned that we need to get the message out about all the good work the City is accomplishing. There was a discussion on short-term rentals but no discussion of a cap. Heidi Pankow, CEDC member requested citizens to come to the Community Plan meetings.
- d. **Hilton** – Thanked Mr. Gulde for the positive comments on snow removal. Thanked Ms. Slawitschka for her comments on short-term rentals and sales tax. PARC meeting minutes are in the packet. Another member of OBC resigned because she moved out of the area so we need to recruit again.
- e. **Larson** – was interviewed by the Weather Channel last week regarding snow and closure of Red Mountain Pass

11. DEPARTMENT REPORTS

a. Interim City Administrator

Mr. Perry stated that he held the first Administrator Community meeting last week highlighting Public Works. The meeting was well-attended despite the terrible weather. He also stated that CDOT estimates another 2 weeks to get Red Mountain Pass open.

Mayor Pro Tem Boyd stated that there will be an April 2nd Work Session of the BOCC with the Discovery Channel at 1:30pm at the fairgrounds

b. Finance and Administration Director

i. December Financial Report

Finance and Administration Director Melissa Drake stated that the City performed well, financially, in 2018 and in most cases, better than budget. She asked if there were any questions regarding the report in the packet. There were none.

Mayor Pro Tem Boyd made a motion to approve the December Financial Report. Councilor Maurer seconded the motion and it was approved on unanimous vote.

ii. December Disbursements

Mayor Pro Tem Boyd made a motion to accept the December Disbursements. Councilor Maurer seconded the motion and it was approved on unanimous vote.

iii. December Sales Tax Report

Finance Director Melissa Drake presented the Sales Tax reports.

iv. December LOT Report

Finance Director Melissa Drake presented the LOT Report.

v. January Financial Report

Mayor Pro Tem Boyd made a motion to approve the January Financial Report. Councilor Glanc seconded the motion and it was approved on unanimous vote.

vi. January Disbursements

Mayor Pro Tem Boyd made a motion to accept the January Disbursements. Councilor Hilton seconded the motion and it was approved on unanimous vote.

vii. January Sales Tax Report

Finance Director Melissa Drake presented the Sales Tax reports.

viii. January LOT Report

Finance Director Melissa Drake presented the LOT Report and the Council discussed it.

c. Community Development Coordinator

Mr. Hawkins stated that the Columbus Building applicant would like to apply for a State Historic Fund Grant and has requested the City sponsor this application. A local non-profit or governmental agency is required as sponsor for the application. Council agreed with

sponsorship with the condition that the applicant pay for Mr. Hawkins time administering the grant.

12. ACTION ITEMS

a. Planning Commission Appointment

Three candidates have withdrawn from consideration for filling the remainder of the term of Ann Morganthaler, 1 year.

Ryan Hein, candidate for the Commission, spoke about his desire to serve the community in this capacity. He gave an overview of his involvement with the infrastructure of the City, PUD processes, land use code, geothermal resources, and stated that he understands issues of conflict of interest.

Council interviewed Mr. Hein.

Councilor Hilton made a motion to appoint Ryan Hein to the Planning Commission. Councilor Maurer seconded the motion and it passed on a vote of 4 to 1 with Mayor Pro Tem Boyd voting "No."

b. JVA Agreement for Preliminary Design of WWTP

Mayor Larson stated that Leanne Miller, with JVA, is willing to attend a work session with Council to go over the proposal again.

This agreement covers the first steps in the Wastewater Treatment Plant project.

Councilor Hilton made a motion to approve the agreement for \$66,500. Councilor Glanc seconded the motion and it passed on unanimous vote.

13. DISCUSSION

a. CML Conference - June 18-21, 2019

Maurer will attend, Hilton - no, Glanc - yes, Boyd - maybe

b. CAST Meetings

Mayor Larson asked that at least one representative attend for the City.

c. Possible Grant Writing and Administration Services

Mayor Larson stated that there may be grants for water meters, Wastewater Treatment Plant project, and geothermal projects. A grant writer and administrator might be very helpful. Council discussed the possibility of contracting with a writer and administrator. Interim City Administrator will come back to Council with an RFP.

d. County Sales Tax

There will be a work session on March 22 at 5:30pm with the Ouray County Board of Commissioners on possible additional sales tax. Council was in agreement that additional sales tax should not be imposed.

e. Pot hole on Main Street

Administrator Perry will contact CDOT

f. Non-compliant exterior lights

Citizens should call the City for Code Compliance on lighting.

g. Future Agenda Items

- Short-term rentals
- Community Plan Committee member opening
- There may be a CEDC member opening

14. ADJOURNMENT

At 8:41pm, Mayor Pro Tem Boyd made a motion to adjourn the meeting. Councilor Hilton seconded the motion and it was approved on unanimous vote.

Pamela J. Larson 4-1-19
Pamela J. Larson, Mayor Date

ATTEST:
Melissa M. Drake
Melissa M. Drake, City Clerk