

AGENDA ITEM #18C.

CITY OF STEAMBOAT SPRINGS

Regular Meeting NO. 2018-02

Tuesday, January 16, 2018

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

Staff Members present: Gary Suiter, City Manager; Kim Weber, Director of Financial Services; Julie Franklin, 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; Ben Beall, City Engineer; and Sue Davies, Budget and Tax Supervisor.

PLEDGE OF ALLEGIANCE

WORKSESSION

Worksession procedure: The Council will give direction to staff at worksessions for the presentation of action items at future regular Council meetings, no motions will be considered. Public comment will be accommodated at the discretion of the City Council majority.

1. Fiscal Sustainability Update (Sales and Property Tax).

Ms. Weber provided a PowerPoint presentation reviewing the following: tax 101; sales tax; lodging and accommodations tax; use tax; excise tax; difference between the State and City Tax Code; sales tax collected - \$300 retail merchandise sale in Steamboat Springs (8.4%); sales tax collected on a room in the Local Marketing District (LMD); City sales tax by source; property tax; Gallagher Amendment; 2016 assessed valuation by type; 2016 property tax revenue; 2016 property tax with Routt County broken out; 2016 property tax Special Districts; how the Steamboat Springs Redevelopment Authority (SSRA) revenue is derived (2016); 2016 Routt County assessed valuation by town/city; and 2016 property tax – towns/cities broken out.

PUBLIC COMMENT:

Mr. Scott Wedel spoke to the SSRA and the quality of the remaining projects. The first projects were needed but now the projects are getting thinner and money is taken from other taxing entities. With respect to property tax Steamboat Springs is “skimming the cream off the top” and the County and Craig are providing the workers and wages.

DIRECTION: Council Member Petis would like to see the options for different taxes with pros and cons and what other municipalities are doing. City Council President Lacy would like to see a survey of peer communities, how we compare with them and examples of revenues we could raise. Council Member Macys would like to see the per capita spend as well information on the independent districts.

2. Fiscal Sustainability – Fire Strategic Plan Update.

Mr. Stewart provided a PowerPoint presentation reviewing the following: mission statement; performance goals; concurrent calls by year; 2017 year to date calls for service by call type; calls and staffing; a strategic plan; what should the department be doing now and in the near future; example of calls out on 12/25/2017; what is the short term plan; long term; and summary.

Discussion took place relative, but not limited to: the budget for the downtown fire station; how things are funded in conjunction with the Fire District; and the status overtime if two new full time positions are added.

Council Member Macys stated that in 2011-2013 “all things fire” was a Council priority and very little has changed or been resolved since then. It can’t be kicked down the road much longer; there are higher costs and turn over. She sees this as a high priority to figure out how to look at dedicated funding.

PUBLIC COMMENT:

Mr. Nick Rose spoke to the incident on Christmas day that Stewart reported on where he went into cardiac arrest at the base of Howelsen Hill. He stated that he was lucky that he was at Howelsen Hill and his family was there and knew cardiopulmonary resuscitation. He feels fortunate and remembers none of it and stated that the response time was critical in his being alive. The collaboration of City employees and Emergency Medical Technicians saved his life and he can’t

say enough about the job they did. He has met a number of them since then and they are great people. He encouraged Council to support Mr. Stewart's request for staff and funding.

Mr. Scott Wedel suggested an independent district with its own independent funding.

City Council President Lacy stated that public safety is the first priority. Council Member Petis stated that we have been lucky so far but we need to be forward thinking; as we are with making sure there is water for fires.

Council Member Macys spoke to downtown and west fire stations and thinks they will take longer than the timeline.

Council Member Sloop noted the need to figure out funding for employees, a plan for the downtown station and to start thinking about west of town.

City Council President Pro Tem Meyer thought they were going to talk about a fiscally sustainable plan; how to deal with the current needs and trying to go successfully to the voters. She noted that the housing question that just passed was 2 years' worth of work and she is concerned that there is not enough time to make this successful. There may need to be some public outreach about what an appropriate fire department call is. She noted the need to be realistic about a 2018 ballot question.

Council Member Crossan stated that for the immediate need the City has money because Council has been conservative. She suggested bringing two people on board now.

Mr. Stewart stated that the immediate need is site surveys. He has not requested staff for 2018, he asked for them in 2019.

Council Member Sloop supports hiring them now to see the cost savings on training.

Council Member Macys noted the need to focus on the "harder fix" which is the long term vision and fully implementing the pay plan.

City Council President Lacy noted the need to start talking about site planning, and then the district. Council Members Ford and Petis will come back with an outline of the issues; come to the Council with a plan first then go out to the community. Council Member Petis will present at a February meeting.

3. Housing Policy.

Mr. Gibbs provided a PowerPoint presentation reviewing the following: background; goals; tool kit; alternatives; and recommendations.

PUBLIC COMMENT:

Mr. Jason Peasley, Yampa Valley Housing Authority, recommended that Council look at the regulatory and monetary side of things put together a team to look at what items would make the biggest difference.

Mr. Scott Wedel spoke to violations related to the number of people that can be in a unit and that the City has unrealistic occupancy standards. He suggested that the City model after somewhere where affordable housing works.

Ms. Diane Brower stated that there are lots of places where affordable housing works and that with the passage of 5A the City has a funding source for it. However the funds will be used for rental housing and entry level for purchase housing will not be covered. She spoke to the inclusionary zoning (IZ) process and that it is one of many tools.

Ms. Catherine Carson suggested looking at current workforce housing and to study the impact of vacation rentals.

Mr. John Spezia stated that there are two myths about IZ; the first is that it doesn't work. He did extensive research on other areas where it has succeeded. The other is that it burdens developers; IZ is not a tax but is based on the impact of the development and the City's current is only 15%. He supports extending the suspension for 1 more year to give the community and staff a chance to develop something that has the potential to raise the same amount of money, and if that does not happen then IZ is reinstated automatically without a vote.

Mr. Dan Parrillo stated that this is about providing direction to staff on how Council wants to approach affordable housing. The recent subcommittee identified seasonal, low income, entry level and move up as the four market segments to address. The question is which tool will make the biggest impact to these market segments.

Discussion took place relative, but not limited to: occupancy in rentals and 5A funding.

City Council President Lacy stated that we need to know the impact of the tools on the market segments. City Council President Pro Tem Meyer would like to see some meaningful incentives.

City Council President Pro Tem Meyer would also like to see what the City can do to facilitate the creation of supply. IZ should be suspended for probably over a year and she hopes to see creative ways of creating supply. Additionally, The Zucker Report being implemented may help create a conducive environment to develop.

Council Member Macys stated that The Zucker Report will provide simple direction on the incentives. IZ needs to be addressed, it is a valuable tool. She wants to look at both policy oriented and operational improvements.

Mr. Gibbs stated that The Zucker Report talks about processes broadly but density bonuses and similar things are not addressed in the report.

Council Member Petis would like to see information on staggered or deferred payment of fees. She is leaning to allowing variances or more density or larger setbacks for developments that provide housing. She would like to look at IZ with restrictions.

Council Member Ford would like to focus on the biggest problem, which is low income and entry level housing.

DIRECTION: Mr. Gibbs to bring more specific proposal at a future meeting.

4. Stream Management Plan.

Ms. Romero Heaney provided a PowerPoint presentation reviewing the following: project purpose; project overview; quality and importance of services; importance of City actions; project scope; stakeholder engagement; planning steps; plan goals; river health assessment; assessment results; and types of management actions.

5. Letter to Attorney General Sessions regarding marijuana policy.

City Council President Lacy stated that there is a local effort to send a letter to the Attorney General urging him not to support the Federal government possibly enforcing the Federal cannabis prohibition. The County Commissioners have signed it.

Council Member Macys asked about individual elected officials signing the letter verses the President signing representing the Council.

Council Member Sloop voiced concern that that could be construed as the opinion of the entire Council.

Council Member Macys stated that our voters supported regulating and normalizing cannabis; local control should not be usurped by the Federal government. Additionally, this could be a threat to local operations.

Council Member Petis agreed that Council needs to discuss individuals versus the whole Council signing things. She agrees with the need to stand up for what the community has already supported at the ballot.

Discussion commenced.

Mr. Foote stated that there may be no formal motion at a worksession but Council can discuss that the goal is to sign as a group or not at all. The First Amendment protects individual Council member's right to sign whatever they want. Council Member Macys stated that it was her intent to sign it as a Council member.

ADJOURNMENT

MOTION: Council Member Macys moved and Council Member Crossan seconded to adjourn at 9:01pm.

The motion carried 7/0.

MINUTES PREPARED, REVIEWED AND RESPECTFULLY SUBMITTED BY:

Julie Franklin, CMC
City Clerk

APPROVED THIS ____ DAY OF ____, 2018.