



CITY COUNCIL REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201

April 20, 2021 - 6:00 PM

MINUTES

CALL TO ORDER

Pledge of Allegiance

Roll Call

PRESENT

Council Member Alisa Pappenfort

Council Member Dan Shore

Council Member Harold Kasper

Council Member Jane Templeton

Council Member Justin Critelli

Council Member Mike Pollock

Treasurer Merrell Bergin

ABSENT

Mayor PT Wood

Civility Invocation

Council Member Templeton moved to amend the Agenda placing Item 10, Ordinance 2021-07 before Public Comment, Seconded by Council Member Critelli.

Voting Yea: Council Member Pappenfort, Council Member Shore, Council Member Kasper, Council Member Templeton, Council Member Critelli, Council Member Pollock

THE MOTION PASSED.

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph. 719-530-2630 at least 48 hours in advance.

CONSENT AGENDA

Council Member Critelli moved to combine and approve the items on the Consent Agenda, Seconded by Council Member Templeton.

Voting Yea: Council Member Pappenfort, Council Member Shore, Council Member Kasper, Council Member Templeton, Council Member Critelli, Council Member Pollock

THE MOTION PASSED.

2. Approve Agenda
3. Approve April 6, 2021 Meeting Minutes
4. **Ordinance 2021-07** AN ORDINANCE APPROVING LOANS FROM THE COLORADO WATER RESOURCES AND POWER DEVELOPMENT AUTHORITY ("CWRPDA") IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$4,184,000 AND \$241,450; AUTHORIZING THE FORMS AND EXECUTION OF THE LOAN AGREEMENTS AND GOVERNMENTAL AGENCY BONDS TO EVIDENCE SUCH LOANS; AUTHORIZING THE CONSTRUCTION OF A PROJECT; PRESCRIBING OTHER DETAILS IN CONNECTION THEREWITH; AND DECLARING AN EMERGENCY ON SECOND AND FINAL READING, **FIRST READING AND SETTING A PUBLIC HEARING**

Council Member Templeton moved to approve the ordinance on first reading and set a final reading for May 4, 2021, Seconded by Council Member Kasper.

Voting Yea: Council Member Pappenfort, Council Member Shore, Council Member Kasper, Council Member Templeton, Council Member Critelli, Council Member Pollock

THE MOTION PASSED.

CITIZEN COMMENT—Three (3) Minute Time Limit

There was no Public Comment.

UNFINISHED BUSINESS / ACTION ITEMS

5. **Ordinance 2021-04** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, APPROVING THE TRANSFER AND CONVEYANCE OF REAL PROPERTY, LOCATED AT THE INTERSECTION OF M STREET AND W. THIRD STREET, FROM THE CITY OF SALIDA TO THE CHAFFEE HOUSING TRUST, AUTHORIZING THE EXECUTION OF CERTAIN AGREEMENTS FOR SAID SALE, AND REPLACING AND SUPERCEDING ORDINANCE 2020-13, **SECOND READING AND PUBLIC HEARING**

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Mayor Pro Tem Shore opened the Public Hearing. Hearing no comment he closed the hearing.

Council Member Critelli moved to approve Ordinance 2021-04 on second reading Seconded by Council Member Pappenfort.

Voting Yea: Council Member Pappenfort, Council Member Shore, Council Member Kasper, Council Member Templeton, Council Member Critelli, Council Member Pollock

THE MOTION PASSED.

6. Ordinance 2021-05 AN ORDINANCE OF THE CITY OF SALIDA, COLORADO ANNEXING TO THE CITY OF SALIDA A CERTAIN TRACT OF LAND IN UNINCORPORATED CHAFFEE COUNTY KNOWN AS THE UPCHURCH ANNEXATION, **SECOND READING AND PUBLIC HEARING**

Mayor Pro Tem Shore opened the Public Hearing. Planning Director Bill Almquist entered staff comments into the record. Applicant Tory Upchurch described his vision for the property. Almquist said that additional comment, via emails had been sent to Council before the meeting after the packet had been published. This included a letter from Janie Hayes, with a petition from the Community Equity Coalition with roughly 120 signatures, a letter from Dr. Cheryl Brown Kovacic, Sarah Green, and Ken Matthews in support of the Annexation.

Shore opened Public Comment. He said he would start with individuals that were in the Chamber.

Eileen Rogers, Heather Soderman, Jimmy Bisese, Janie Hayes and Ken Matthews spoke in favor of the ordinance.

Clifford Whitehouse, Ann Daniels, Nancy Stout, Mark Harrold, Charlie Farrell, Paula Farrell, Aaron Huckstep, Larry Metzler, Gabriel Pettus, and James Jacobson spoke against the ordinance.

Shore asked Upchurch if he had a closing statement. He said he was working with the Chaffee Housing Trust on Inclusionary Housing.

Hearing no additional comment he closed the hearing.

Council Member Pappenfort moved to approve the ordinance on second reading, Seconded by Council Member Critelli.

Council Member Kasper moved to amend the motion removing the Short Term Rental section of the agreement. Council Member Pollock Seconded.

Council Member Pollock moved to amend Kasper's amendment to limit the allowance of a Short Term Rental to 5 years after a Certificate of Occupancy was obtained. There was no second.

Council Member Kasper withdrew his amendment.

Returning to the original motion,

Voting Yea: Council Member Pappenfort, Council Member Shore, Council Member Kasper, Council Member Templeton, Council Member Critelli, Council Member Pollock

THE MOTION PASSED.

7. **Resolution 2021-10** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, MAKING FINDINGS OF FACT, DETERMINATIONS, AND CONCLUSIONS CONCERNING THE UPCHURCH ANNEXATION

Council Member Kasper moved to approve the resolution, Seconded by Council Member Templeton.

Voting Yea: Council Member Pappenfort, Council Member Shore, Council Member Kasper, Council Member Templeton, Council Member Critelli, Council Member Pollock

THE MOTION PASSED.

8. **Ordinance 2021-06** AN ORDINANCE OF THE CITY OF SALIDA, COLORADO ZONING CERTAIN REAL PROPERTY KNOWN AS THE UPCHURCH ANNEXATION AS MEDIUM-DENSITY RESIDENTIAL (R-2) ZONE DISTRICT, **SECOND READING AND PUBLIC HEARING**

Mayor Pro Tem Shore opened the Public Hearing. Planning Director Bill Almquist entered staff comments into the record.

Applicant Tory Upchurch described the layout for a medium-density residential (R-2) zone district, including a plan to only advertise some properties locally, not on the MLS system.

Shore opened Public Comment. He said he would start with individuals that were in the Chamber.

Read McColloch, Daniellle Cook, and Nick Ryder, spoke in favor of the ordinance.

Robert Lienemann, Michelle Pujol, Clifford Whitehouse, Ann Daniels, Kathy Davidoff, Nancy Stout, Stephanie Bradshaw, Dania Pettus, Charlie Farrell, Paula Farrell, Thomas Waters, Aaron Huckstep, James Jacobson, and Larry Metzler spoke against the ordinance.

Kasper moved to extend the meeting until 10:30 p.m., Seconded by Critelli, with all in favor, THE MOTION PASSED.

Shore asked Upchurch if he had a closing statement. He said he was working with the Chaffee Housing Trust on Inclusionary Housing and was committed to selling units to Chaffee residents and keep the listings off of the MLS system, only advertising locally.

Hearing no additional comment he closed the hearing.

Council Member Pappenfort moved to approve the ordinance on second reading, Seconded by Council Member Critelli.

Voting Yea: Council Member Pappenfort, Council Member Shore, Council Member Kasper, Council Member Templeton,
Council Member Critelli,

Voting Nay: Council Member Pollock

THE MOTION PASSED.

9. **Resolution 2021-11** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, APPROVING AN ANNEXATION AGREEMENT WITH TORY AND CLEE UPCHURCH FOR THE ANNEXATION OF CERTAIN REAL PROPERTY INTO THE CITY.

Council Member Templeton moved to approve the resolution, approving the attached Upchurch Annexation Agreement, with amendments to Section 5.4.8 of the Annexation Agreement, the final form of which to be drafted by the City Attorney, regarding keeping the Chaffee County preferential units off the market, and regarding the requested quarterly updates to the City by the Annexor of this program, Seconded by Council Member Pappenfort.

Voting Yea: Council Member Pappenfort, Council Member Shore, Council Member Kasper, Council Member Templeton,
Council Member Critelli, Council Member Pollock

THE MOTION PASSED.

NEW BUSINESS / ACTION ITEMS

10. **Resolution 2021-12** A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING CITIZEN APPOINTMENTS TO THE HISTORIC PRESERVATION COMMISSION PURSUANT TO SECTION 2-7-10 OF THE SALIDA MUNICIPAL CODE

Council Member Templeton moved to approve the resolution appointing Keith Krebs, Seconded by Council Member Critelli.

Voting Yea: Council Member Pappenfort, Council Member Shore, Council Member Kasper, Council Member Templeton,
Council Member Critelli, Council Member Pollock

THE MOTION PASSED.

COUNCILORS, MAYOR AND CITY TREASURER REPORTS

Critelli thanked Kasper for the reflective feedback given during citizen comment.

Kasper had nothing to report.

Pappenfort had nothing to report.

Shore asked everyone to wish Adam Martinez a happy 44th birthday.

Pollock had nothing to report.

Templeton had nothing to report.

Bergin asked Council to review the Finance Committee's recent Tax Report.

ADJOURN

Adjourned at 10:23 p.m.



City Clerk | Deputy City Clerk

Mayor P.T. Wood