



City Council Regular Meeting

448 E 1st Street, Room 190 Salida, Colorado 81201
May 5, 2026 at 6:00 PM

Minutes

Please register for Regular City Council Meeting

https://zoom.us/webinar/register/WN_IJlzcmlQTgqcTEDomhRz5A

After registering, you will receive a confirmation email containing information about joining the webinar. To watch live meetings:

<http://www.youtube.com/@cityofsalidacolorado>

Call to Order at 6:00 PM

Pledge of Allegiance

Roll Call

PRESENT

Council Member Joey Rovinsky
Council Member Wayles Martin
Council Member Shelley Schreiner
Council Member Alisa Pappenfort
Council Member Suzanne Fontana
Council Member Aaron Stephens
Treasurer Ben Gilling (Remote)
Mayor Justin Critelli

Amendment(s) to Agenda

Consent Agenda

All matters listed under the Consent Agenda, are considered to be routine business matters by the Council and will be enacted with a single motion and a single vote by roll call. There will be no separate discussion of these items. If discussion is deemed necessary by any member of the Council, that item should be removed from the Consent Agenda and considered separately.

Council Member Fontana moved to combine and approve items on the consent agenda, seconded by Council Member Pappenfort.

Voting Yea: Council Member Pappenfort, Council Member Fontana, Council Member Stephens, Council Member Martin, Council Member Schreiner, Council Member Rovinsky

Approve Agenda

Approve April 21, 2026 Minutes

Approve Special Event Liquor License for Blue Grass on the Arkansas

Approve Estoppel Certificate required by CHFA for the Flour Mill funding

Motion Passed

Citizen Comment–Three (3) Minute Time Limit

Unfinished Business / Action Items

Executive Session

For the purpose of conferencing with the City Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S Section 24-6-402(4)(b), and for the purpose of determining positions relative to matters that may be subject to negotiation, developing strategy for negotiations, and/or instructing negotiators under C.R.S. Section 24-6-402(4)(e), and the following additional details are provided for identification purposes: **Development incentive and fee transfer requests, and related agreement amendment requests, from property owner and Colorado Housing and Financing Authority (CHFA)**

Council Member Schreiner moved to go into Executive Session, Seconded by Council Member Pappenfort.

Voting Yea: Council Member Pappenfort, Council Member Fontana, Council Member Stephens, Council Member Martin, Council Member Schreiner, Council Member Rovinsky

MOTION PASSED

Council entered into Executive Session at 6:06pm. Council Member Martin recused herself from the Executive Session at 6:09pm.

Council returned to the Regular Meeting at 7:24pm.

Council Member Martin did not return to the regular meeting.

New Business / Action Items

Flour Mill Fee Transfer Request

Council Member Rovinsky made a motion to approve a fee transfer request for the Flour Mill in the amount of \$12,000.00 from the Affordable Housing Fund to the water and wastewater enterprise fund. Seconded by Council Member Schreiner

Voting Yea: Council Member Pappenfort, Council Member Fontana, Council Member Stephens, Council Member Schreiner, Council Member Rovinsky

MOTION PASSED

Resolution 2026-15 A Resolution of the City Council of the City of Salida, Colorado, Approving an Amended and Restated Incentive and Development Agreement with Biker Baker Holdings LLC, Related to the Flour Mill Development

Council Member Pappenfort moved to approve Resolution 2026-15 giving the Mayor the ability to execute all necessary amendments subject to final approval by the City Attorney. The amendments include increasing the number of units anywhere it has 35 units back to 61 units, which was in the original agreement. The Sixty-one (61) of the units must be permanently restricted affordable housing units. The amendments also add to Section 2 (a), the reduction of system development fees for the fee transfer of \$12,000 that was approved and amending Section 5 (d) increasing the incentives that

are being given in total from \$375,000 to \$387,000. Seconded by Council Member Schriener

Voting Yea: Council Member Pappenfort, Council Member Fontana, Council Member Stephens, Council Member Rovinsky, Council Member Schreiner

Motion Passed

Councilors, Mayor and City Treasurer Reports

Council Reports

Pappenfort - CHA

Martin – Sustainability Committee

Stephens - Airport Board

Fontana - Finance Committee and Greater Salida Recreation Corporation Board

Rovinsky – PROST Board

Schreiner - Finance Committee

Reports were given.

Council Member Fontana requested that staff research the possibility of installing banners on the light poles on Highway 50 and in Two Rivers Commons. The request was supported by the remaining council members.

Council Member Rovinsky requested staff fully explain and recommend policies regarding the recycling presentation at the last work session in this order of importance:

Recycling infrastructure for multifamily housing

Hauler Licensing

Recycling Education

Commercial composting

Bin standardization

The request was supported by the remaining council members.

Mayor Report

Report was given.

Mayor Critelli directed the City Attorney to look into the termination of the First and D Streets Art Space/Space to Create project agreement.

Attorney Report

Treasurer Report

Department Updates

Adjourn Meeting adjourned at 8:39 pm



Kristi Keller

City Clerk | Deputy City Clerk

[Signature]

Mayor