

Mayor Hagan called the Regular Session meeting to order at 5:30 P.M., with Councilors Sovick, Drexel, Morrison and Schwartz present along with City Attorney Fogo, City Manager Forrest, City Clerk Davidson, Finance Director Cowan, Building Official Jansen, Fire Marshal Spritzer, Fleet Manager MacIntosh, Water Superintendent Doherty, several citizens and the press. A Council quorum was present.

PUBLIC HEARING

5:30 P.M.

Receive public input on the City adoption of the 2015 International Code Congress (ICC) Building Codes.

Mayor Hagan opened the public hearing and stated the time is 5:30P.M. on Tuesday, March 14, 2017, in the City Council Chambers of City Hall, 201 W. Virginia Avenue in Gunnison, Colorado. Present at the public hearing were himself, Mayor Richard Hagan, City Councilors Andy Sovick, Robert Drexel, Leia Morrison and Matt Schwartz, City Attorney Kathy Fogo, City Manager Russ Forrest, City Clerk Gail Davidson, Building Official Eric Jansen, Fire Marshal Dennis Spritzer and Finance Director Ben Cowan. The purpose of the Public Hearing is to receive input on the proposed City adoption of the 2015 ICC Building Codes.

Mayor Hagan called for proof of publication. The City Clerk responded a copy of the public hearing notice is included in the hearing packet materials and the official affidavit of publication is included in the permanent City of Gunnison records.

Mayor Hagan called for City Staff comments and recommendations. Building Official Eric Jansen and Fire Marshal Dennis Spritzer addressed Council and informed them of the following: the 2015 ICC Codes include eight distinct code volumes that include the International Building Code (IBC), International Residential Code (IRC), International Existing Building Code (IEBC), International Energy Conservation Code (IECC), International Mechanical Code (IMC), International Fuel Gas Code (IFGC), International Fire Code (IFC), and International Property Maintenance Code (IPMC); all of the individual codes serve to protect the community's health, safety and welfare; staff has reviewed all of the 2015 ICC volumes and researched professional literature associated with the new codes; staff's research resulted in identifying changes in the new codes from the existing codes; local governments have the authority over the content of the building codes and may apply amendments they deem necessary for their jurisdiction; and there are four significant changes in the code involving fire suppression systems, blower door testing, mechanical ventilation and residential building envelope requirements. Mr. Jansen and Mr. Spritzer outlined these four changes and made recommendations for each change. The first change involves fire suppression systems. The 2015 IRC requires all new townhomes, duplexes and single family residential construction be protected by automatic fire sprinkler systems. Sprinkler systems save lives by allowing residents extra time to escape a fire. Modern light-weight construction materials and new furniture materials have swifter fire spread times. The existing code already requires sprinkler systems in multi-family residential units. The 2015 IRC does not regulate manufactured or mobile homes and these are not required to have fire suppression systems. The second change concerns blower door testing, The 2015 International Energy Conservation Code (IECC) requires all new residential construction to undergo a mandatory blower door test to verify the airtightness of the building. It also helps locate air leakage sites in the building envelope. Staff is recommending that blower door testing be an option to the mandatory visual inspection. The City's building inspection process ensures that all components of the building envelope are properly installed. The blower door test simply quantifies the airtightness of the building envelope. The third code change is also found in the IECC and it requires mechanical ventilation in all new residential buildings. A consistent supply of outdoor air provides improved indoor air quality including dilution of contaminants such as radon, odors and allergens. It also helps control humidity and moisture in a building. Tighter construction these days requires the need for air exchange in a building. Staff is recommending requirement mechanical ventilation in new residential construction. The last code change requires all new residential construction to demonstrate energy code compliance. There are four compliance methods: the prescriptive method that uses predetermined tabular R-values for building components; the U-factor alternative method that is based on predetermined tabular U-values for individual building components; the total UA-alternative method which is a weighted average of U-factor components; and the most complicated method which is the energy rating index compliance alternative method that requires the builder to meet a target energy rating index score. Staff is recommending that any of the four compliance alternatives can be utilized to demonstrate compliance. Not all residential building projects are the same and the builder can select the method that fits the project. Staff believes the new code provisions and amendments will

provide a balanced mix of requirements that promote life, safety, energy efficiency and economic feasibility for the community. Council thanked Mr. Jansen and Mr. Spritzer.

Mayor Hagan called for public input on the proposed adoption of the 2015 ICC Building Codes. Andy Tocke, city resident, came forward and read the following text into the record. "I am...a participant in the residential housing industry. I own a business performing remodels, energy audits and energy efficient retrofit work. I have been a certified Building Analyst through the Building Performance Instituted since 2008 and am an energy auditor for Energy Smart Colorado. I have performed over 150 audits in the valley. There are four items in the 2015 IECC being considered for adoption or modification: fire suppression systems, blower door testing, mechanical ventilation, and improvements to the building envelope. All of these items are moving housing in the direction of improved energy efficiency and occupant health and safety. These improvements are not being pushed a single entity. Building is going in this direction because of improvements in building materials, better design, a more educated consumer, and better skilled builders. The residential construction industry in the state of Colorado does not have a licensing body. This lack of licensing puts an increased responsibility on the building inspectors to make sure that houses are constructed so as not to become a health and safety threat to the occupants. With the fast pace changes in building materials and construction techniques, it can be hard for the builder to stay educated. Clients asking for something they read about on the Internet, sales reps pushing products that might not be a good fit for our climate zone add to the pressure. The intent of the building code is to insure the health and safety of building occupants. It is also to provide guidance to the builder. The requirement of sprinkler systems in single-family houses has become a more pressing need because of a misbalance between health and safety and product choice. We are choosing products that have faster combustion rates. These choices often made based price have come at the cost of increased rates of combustion and often lead to the total loss of the house. We can either pay with sprinklers or the loss of lives and houses. I am ambivalent in my support for sprinklers. I am in support of adopting mandatory blower door testing. The description of this requirement provided to you in the Memorandum dated March 14, 2017 from Mr. Jansen and Mr. Westbay fails to speak to the intent of this provision. This provision is intended to quantifiably verify that a building's natural air exchange rate does not exceed a certain threshold. The threshold that is being adopted by many municipalities comes out of ASHRAE 62.2. The intent is to have houses air sealed to a natural air exchange rate that is less than 35%/hr. This is a quantitative measure, not a qualitative measure. The estimated hole size in 2 story 2100 sq. ft. house with a natural air exchange rate of 35%/hr. is 140 sq. inches. A 42% exchange rate for the same house, the hole is 170 sq. inches and a hole of 110 sq. inches for an exchanges rate of 28%/per. I have performed more than 150 blower door tests on houses and I cannot visually inspect a house and see the difference between a 42% and a 35% exchange rate. I can perform a blower door test and get an accurate quantitative answer to the question of a house's air exchange rate. And quantify that exchange rate is the intent. Quantifying the air leakage of a building is important for other reasons too. It is important in properly sizing the heating system. It is also important information when setting up a mechanical ventilation system. A blower door test provides more benefits than just quantify the air tightness of a building envelope. It shows where the air leaks are and can provide insight into how to seal them. It can often bring to light hard to see air leaks. This can decrease the time it takes for the building inspector to do a thorough visual inspection. The blower door test also educates. I have shared the results of blower door tests with the homebuilder whenever possible. The builders have always been very appreciative of this. They have learned a lot. A test I did on an ADU with a garage below it revealed a surprisingly large amount of connectivity between the garage and the living space above. There should be a well-sealed air barrier between a garage and a living space. I talked with the builder about this and we figured out why this happened. We came up with a way to fix it and a different design to address this issue on similar projects in the future. How many builders know how tight they are building? Quantitatively? How many builders have participated in a blower door test? How accurate is the Building Department's "thorough inspection program"? Has the Building Department verified the results of this program? I would be happy to provide the opportunity to test it if it has not been so tested. If we are going to take the blower door test provision to it's intended goal of verifying that houses are constructed with an exchange rate below a threshold of 35%/hr. or some other threshold, the blower door test provides an excellent opportunity for builders to learn how to reach this goal. I support mandatory blower door testing with no enforced target for a few years as an educational opportunity for builders and inspectors. When we update our Code again 3-6 years, we can put a number to the blower door test and builders will have learned what it takes to achieve this target.

I am a proponent of the mechanical ventilation requirement, and more specifically balanced mechanical ventilation. This is the wrong climate for supply side ventilation. Supply side ventilation pumps warm moist interior air into exterior building cavities that can lead to moisture

and mold problems. Exhaust side ventilation is a bit better, but it doesn't have the benefit of a heat exchanger that balanced mechanical ventilation has. And in a tight house exhaust side ventilation can lead to back drafting of open combustion and atmospherically drafting appliances. This is a health and human safety issue. Providing make up air to address the possible back drafting problem negates the air sealing measures. Balanced mechanical ventilation takes care of many of the moisture issues that can a raise in tight houses and does not add to the possibility of back drafting combustion appliances. I am in support of the final code update to the building envelope as long as mechanical ventilation is required. If mechanical ventilation is not required, the improvement to wall insulation and requiring tighter houses will produce more harm than good. While you may not know all the building science behind many of these Code updates, that does not disqualify you as a potential homebuilder in this state. The building codes and the building inspectors are here to insure that we can all build safe and health homes. I would like to acknowledge that I am not a homebuilder. I am speaking from my experience looking at how houses function after they built and my understanding of building science. These are complex topics and a homebuilder will be able to provide more accurate information as how these measures will affect other aspects of the house building process than I can. Thank you for your time in considering my thoughts. Feel free to contact me with any questions you may have and any clarification you may need." Council thanked Mr. Tocke for his comments.

Mayor Hagan called for any additional written letters or emails that were received on this issue. City Clerk Davidson stated that no additional comments were received. Mayor Hagan called for any further comments and, hearing none, closed the Public Hearing at 6:07 P.M.

Citizen Input: Mayor Hagan called for any citizen input for Council on issues not already being discussed on the agenda. He asked them to step forward, identify themselves and keep their comments to three minutes. There were no citizen comments.

Pre-Scheduled Community Presentations to Council

Update on Gunnison County Library District by Executive Director Nancy Trimm. Ms. Trimm came forward and discussed the following topics: the library has a new website; there is a new digital service called "Hoopla" that allows for digital e-books to be researched and checked out; the district has adopted a facilities plan; 74,000 items were checked out last year from 92,000 visits; there was a 3% increase in circulation; there are 7,652 Gunnison library cardholders; the summer reading program was a success; there were 212 children's programs in 2016 with 3,268 attendees; there are three weekly story times including bilingual programs; the library is conducting a civics class and they offer 1-on-1 tech help for patrons; there was a 52% increase in digital item checkouts; free wi-fi is offered at the library; the Center for Adult & Family Educations (CAFÉ) program assisted 76 ESL adult students for 6 weeks along with 44 kids in the literacy classroom; they offer a "living in America" class on Wednesday nights; they have started their digital archiving project by scanning and indexing Cattlemen's Days materials; and the library has taken over the Boomers and Beyond oral history project. It's been a busy and successful year at the Gunnison Library. Council thanked Ms. Trimm for the report.

Council Action Items:

Council Meeting Minutes of February 28, 2017.

Councilor Schwartz moved and Councilor Morrison seconded the motion to approve the February 28, 2017, meeting minutes as submitted.

Roll call vote, yes: Drexel, Hagan, Morrison, Schwartz. Motion carried.

Roll call vote, no: None.

Roll call vote, abstain: Sovick. He was absent from the meeting.

2017 Vehicle Purchases. Fleet Manager Pat MacIntosh came forward to answer Council's questions. City Manager Forrest informed Council staff is pursuing the purchase of three vehicles over the \$50,000 threshold; two that were budgeted and a grader that was not budgeted in 2017. The two budgeted vehicles are a 1 ½ ton, service body truck with a hydraulic pump for the Water and Sewer Departments and a dump truck to replace the older 1992 Chevrolet dump truck. Discussion ensued.

Councilor Drexel moved and Councilor Schwartz seconded the motion to authorize the purchase of a Ford F450 from John Roberts Motor Works for \$55,707.00 and the purchase of a 2017 7400 SFA 4x2 from McCandless Truck Center for \$146,103.77.

Roll call vote, yes: Drexel, Hagan, Morrison, Schwartz, Sovick. So carried.

Roll call vote, no: None.

City Manager Forrest then explained the issue with the current Volvo motor grader. Fleet Manager MacIntosh explained that during this winter's extensive plowing operations, the grader sustained extensive damage to most of the hydraulic systems when the motor failed. The motor and associated systems are damaged enough that the vehicle repairs would be extensive and the unit isn't worth repairing. Staff is recommending purchasing a used John Deere or Caterpillar motor grader and to sell the existing grader for parts. City Manager Forrest outlined where the funds would come from. The previously-approved grader repair was \$60,000 and up to \$187,445 would come from funds available in the City Council Strategic Implementation Reserve since equipment is an infrastructure component. A short discussion ensued.

Councilor Morrison moved and Councilor Drexel seconded the motion to authorize the purchase of a used motor grader to replace the 2006 Volvo Motor Grader in an amount not to exceed \$244,445 and to direct staff to include the resulting purchase in the next Additional Appropriations ordinance if a satisfactory used motor grader is purchased. Further, if an acceptable used vehicle is not purchased by the end of June, 2017, staff will request authorization to purchase a new grader.

Roll call vote, yes: Hagan, Morrison, Schwartz, Sovick, Drexel. So carried.

Roll call vote, no: None.

Discussion and Possible Action on Black & Veatch's (BV) City Wastewater Treatment Plant (WWTP) Assessment. City Manager Forrest informed Council this is a complicated and expensive process. Staff is not requesting any decisions today but they want Council to receive an overview of the WWTP assessment. Water Superintendent Joe Doherty introduced Ben Miller, Project Engineer and Shawn Lebonde, Senior Project Manager for the City WWTP Condition Assessment Analysis. Mr. Miller and Mr. Lebonde discussed the following topics: the WWTP was built in 1988 and has had no major renovations since that time; even though the plant has been well maintained, most of the equipment is at the end of its useful life or is now obsolete; BV conducted a condition assessment of the WWTP and scored the equipment based on physical and operational criticality criteria; the assessment report ranks repairs or replacements in the order of priority and there is an estimated total cost of approximately \$6.4 million dollars; and the assessment report identified the replacement of the main power distribution panel, replacement of the influent bar screen equipment, and replacement of the bypass stop logs as having the most immediate priorities. Mr. Miller stated that a more pro-active facility plan would look at funding options, identify capital, maintenance and operational costs, phasing of the plant improvements, and how regulations would be met in the future. The cost of the facilities plan would be between \$150,000 and \$250,000 and would take approximately 6 months to complete. A short discussion ensued. City Manager Forrest asked Council if they were comfortable with staff starting an in-depth review of the facility needs and recommendations and to return to Council with specific next steps and funding proposals. Council consensus was to proceed with the review.

Approval of Community Assistance Project scope of work and approval of contract with Community Builders to execute the work. City Manager Forrest reminded Council in December they authorized the submission of an application for a Community Builders Project Assistance grant to assist with the development of a plan to enhance the vitality and prosperity of the Main Street and Tomichi Avenue commercial area. Council also committed \$25,000 of budgeted 2017 funds to leverage those grant funds. The City did receive \$30,000 from the Project Assistance Grant and now has also received a DOLA planning grant in the amount of \$25,000 for a total of \$80,000 to accomplish this project. Staff has worked with Community Builders to develop a high level scope of work that will result in a vision for the commercial area.

Councilor Drexel moved and Councilor Sovick seconded the motion to approve the scope of work for the Main and Tomichi commercial area Community Assistance Project and to direct the City Manager to enter into a contract with Community Builders to execute the scope of work.

Roll call vote, yes: Morrison, Schwartz, Sovick, Drexel, Hagan. So carried.

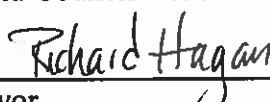
Roll call vote, no: None.

Adjourn Regular Session Meeting and Convene Discussion Session.

Mayor Hagan adjourned the Regular Session meeting and Council went into the discussion/work session at 7:36 P.M.



 City Clerk



 Mayor