

February 27, 2018

**CITY OF GUNNISON COUNCIL  
REGULAR SESSION MEETING MINUTES**

5:30 P.M.

The City Council Regular Session meeting was called to order at 5:30 P.M., by Mayor James Gelwicks with Councilors Mallory Logan, Jim Miles, Robert Drexel, and Leia Morrison present along with City Manager Russ Forrest, City Attorney Kathy Fogo, Finance Director Ben Cowan, Community Development Director Steve Westbay, Parks and Recreation Director Dan Ampietro, City Clerk Erica Boucher, Deputy City Clerk Tara Kindall, Planning and Zoning Commission applicants Erik Iverson and Ryan Taylor, the press, and a few interested citizens. A Council quorum was present.

**Citizen Input:**

Mayor Gelwicks called for any citizen input on any items not already being considered on the agenda. No citizens came forward.

**Council Action Items:**

**Approval of the February 13, 2018 Regular Session Minutes.** Councilor Logan moved and Councilor Morrison seconded to approve the minutes of the February 13, 2018.

Roll call vote, yes: Logan, Miles, Gelwicks, Drexel, Morrison. So carried.

Roll call vote, no: None.

**Interview and Appointment for Planning and Zoning Commission Board Vacancy.** Two candidates for the Planning and Zoning Commission were publically interviewed for one, five-year term vacancy. The two candidates were Erik Iverson and Ryan Taylor. Both candidates provided the Council with a bit of background information about themselves and explained why they were interested in serving on the Planning and Zoning Commission. Council members asked both candidates what their long-term vision for City Building Codes was and for their thoughts on the issue of affordable housing. Both candidates provided answers to these questions to Council. Erik Iverson was selected to fill the Planning and Zoning Commission vacancy.

Roll call vote, Iverson: Miles, Drexel, Morrison.

Roll call vote, Taylor: Gelwicks, Logan.

**Ordinance No. 1, Series 2018, RE: Marijuana Business Licensing. An Ordinance of the City Council of the City of Gunnison, Colorado amending Title 8 Business Regulation, Chapter 8.50 Marijuana Business Licensing Regulations, Sections 8.50.020, 8.50.080, and 8.50.090, of the City of Gunnison Municipal Code.**

Councilor Morrison introduced Ordinance No. 1, Series 2018 and asked that it be read by title on by the City Attorney. Councilor Morrison moved and Councilor Drexel seconded adoption of Ordinance No. 1, Series 2018 on second and final reading.

Roll call vote, yes: Gelwicks, Drexel, Morrison, Logan, Miles. So carried.

Roll call vote, no: None.

**Ordinance No. 2, Series 2018, RE: Finance City Sales and Use Tax Code. An Ordinance of the City Council of the City of Gunnison, Colorado amending Title 3 Finance, Chapter 3 City Sales and Use Tax Code Section 3.10.020.** Councilor Logan introduced Ordinance No. 2, Series 2018 and asked that it be read by title only by the City Attorney. Councilor Logan moved and Councilor Drexel seconded a motion to approve on first reading and order publication of Ordinance No. 02, Series 2018.

Roll call vote, yes: Drexel, Morrison, Logan, Miles, Gelwicks. So carried.

Roll call vote, no: None.

**Discussion and direction to staff regarding Opportunity Zone letter.** In December 2017, the Tax Cuts and Jobs Act (TCJA) was passed and will create designated Opportunity Zones in each state. The purpose of an Opportunity Zone is to incentivize private investment in communities that have experienced “uneven economic recovery and persistent lack of growth.” Based on the Federal Government’s determining matrix, Gunnison could qualify for Opportunity Zone designation. The ICELab at Western was committed to pursuing this opportunity and completed the necessary application materials for Gunnison to be considered for this designation, but thought it would be valuable to include a letter of support from the City of Gunnison in its submission packet. Discussion ensued highlighting the possible benefits to Gunnison if the City

received Opportunity Zone designation. It was also noted that quite a bit of confusion still exists throughout this brand-new program. The City Manager mentioned that even though the program is still evolving, it would still be within the best interest of Gunnison to apply and it would be worthwhile to direct him to sign a letter of support. Councilor Logan moved and Councilor Morrison seconded a motion for the City Manager to sign a letter of support for Gunnison to be considered as an Opportunity Zone by Governor Hickenlooper.

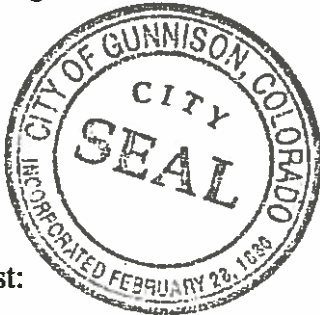
Roll call vote, yes: Morrison, Logan, Miles, Gelwicks, Drexel. So carried.

Roll call vote, no: None.

**Discussion and direction to staff on Gunnison Vibrancy Initiative and IOOF RFP.** City Manager Forrest requested feedback from Council on the latest draft of the Gunnison Vibrancy Initiative (GVI) and wanted to address any questions from Council. The goal is to bring Gunnison Vibrancy Initiative back to Council on March 13<sup>th</sup> in its final version for approval. The City Manager also requested feedback regarding the draft RFP for IOOF park. The draft of the Gunnison Vibrancy Initiative included in the February 27<sup>th</sup> Council packet is similar to the previous draft, except that this version contained further explanation about the overall purpose of this Initiative and more elaboration on how the community was engaged throughout the process of developing the GVI. The City Manager highlighted the four goals and supporting action items of the GVI. The four goals are: (1) Make our downtown streets safe and easy to use; (2) Create a vibrant and authentic downtown that reflects our strong sense of place; (3) Support a healthy downtown business environment that strengthens our local economy; and (4) Enhance our downtown by strengthening the connections between Western and the Community. Possible funding options for the projects included in the GVI were briefly discussed. Further discussion and clarification ensued. Next, Council turned its focus the RFP for IOOF park. One item that Council specifically spoke about regarding the IOOF park was the importance of maintaining a water feature to honor Gunnison's agricultural heritage. Discussion ensued. Council asked a few specific questions for clarity about the IOOF park RFP, which were answered by City Staff and more discussion ensued. Council directed Staff to move forward and put out the RFP for IOOF park.

**Adjourn Regular Session Meeting and move into Discussion/Work Session.**

With no further business for the Regular Session Mayor Gelwicks adjourned the Regular Session Meeting and Council went into the discussion/work session at 6:23 P.M.



Attest:

*E. Boucher*  
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 City Clerk

*Jim Gelwicks*  
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 Mayor