

March 13, 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, Electric Superintendent Will Dowis, and City Clerk Erica Boucher. Karen Hausdoerffer of Western State Colorado University and Western Environmental and Sustainability students also attended along with a few interested citizens. John Scott, Gunnison County Commissioner Johnathan Houck, Richard Bratton, Butch Clark, Christine and Mike Henkel, and the press was present. A Council quorum was present.

Citizen Input:

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

Council Action Items:

Approval of the February 27, 2018 Regular Session Minutes. Councilor Logan moved and Councilor Morrison seconded to approve the minutes of February 27, 2018.

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

Roll call vote, no: None.

Ordinance No. 2, Series 2018, RE: City Sales and Use Tax Code. An ordinance of the City Council of the City of Gunnison, Colorado amending Title 3 Finance Chapter 3.10 City Sales and Use Tax Code section 3.10.020, of the City of Gunnison Municipal Code.

Councilor Drexel introduced Ordinance No. 2, Series 2018 and asked that it be read by title only by the City Attorney. Councilor Drexel moved and Councilor Morrison seconded the adoption of the Ordinance No. 2, Series 2018 on second and final reading.

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

Roll call vote, no: None.

Presentation by Western State Colorado University Environment and Sustainability students and a request for Gunnison to become a Sister City with Majkhali, India at the cost of \$150/year and to request \$700 in funding from Council to help the build a water station in Majkhali, India. Four Western students presented to Council while additional students and their professor, Karen Hausdoerffer, showed support in the audience. The four students who presented to Council were Haley Balentine, Bailey Stewart, Allison Howlett, and Lauren Hopp. The students briefly summarized their course in India which will take place May 18-June 12, 2018. While in Majkhali the students will be studying at India's Foundation for the Contemplation of Nature in order to enhance the social and ecological resilience in both regions. The students requested that the City of Gunnison enter into a Sister Cities International agreement and become a Sister City with Majkhali because it would be a mutually beneficial partnership for Gunnison/Western State Colorado University and the city of Majkhali, located in northern India. A primary reason that the student encouraged the City to become a Sister City with Majkhali is because of the commonalities that exist between the two locations. Both cities

are headwaters communities, are confronting similar high-altitude environmental issues and the economic effects of being tourist destinations. Additional benefits of Gunnison becoming a Sister City with Majhkali would be an influx of cultural diversity in Gunnison through a variety of potential new programs such as a possible pen pal program at the elementary school or the development a Majhkali-inspired garden in Gunnison. Furthermore, once a Sister City Western students and community members could apply for travel funding to participate in fellowships or grants to foster research projects and global networking. The students invited Council members to attend their fundraiser for the course on March 29, 2018 where they will be raising money and to display Majhkali culture and cuisine. It was also noted that Gunnison entering into a Sister City agreement on behalf of Western would also be a visible step in connecting the City with Western. Additional discussion ensued.

Councilor Morrison made a motion to authorize Staff to appropriate \$850 towards the Sister City International project. Councilor Logan seconded the motion. The City requested that the students collect and share pictures/videos of their time in Majkhali with the City.

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

Roll call vote, no: None.

Discussion on Gunnison Rising Incidental Take Permit.

Biologist Christine Henkel and John Scott of the Rocky Mountain Resource Management Services (RMRMS) and Gunnison County Commissioner Johnathan Houck approached Council to propose the option for Gunnison to be a co-permittee on an Incidental Take Permit in regards to the Gunnison Rising annexation. RMRMS, representing Gunnison Valley Properties, LLC has been working with the U.S. Fish and Wildlife Service (FWS) on an application for an Incidental Take Permit (ITP). The ITP requires the development of a Habitat Conservation Plan to lessen any and all effects on threatened or endangered species and their habitat within a specific area (Gunnison Sage Grouse). Additionally, it was recommended to RMRMS that they identify all stakeholders who will be involved in possible development of Gunnison Rising and suggest that they be listed as a co-permittee. Being a co-permittee on the ITP would provide Gunnison protection from prohibitions against the Gunnison Sage Grouse as they are stated in Section 9 of the Endangered Species Act (ESA) under the term “take.” “Take” can refer to death, displacement, harassment, noise/light pollution, any change to habitat, etc that would lead to behavioral changes in the species. The City needs protection against the prohibitions as it explores and possibly develops the Gunnison Rising area with infrastructure. The City has the regulatory structure in place under Zoning to extend the same protection against lawsuits to builders and developers working in that area if the City is listed as a co-permittee. The City Manager suggested that he and the City Attorney liaison with RMRMS and meet with the FWS to fully understand the next steps of this process and the responsibilities and liabilities that the City would take if listed as a co-permittee. Discussion ensued. John Scott and Commissioner Houck also provided historical background on the initial process of the original Gunnison Rising Annex process, considerations of the Gunnison Sage Grouse, and offered to be of assistance throughout this process. Discussion ensued.

Council directed Staff to look at next steps in this process, attend meetings, gather more information on this topic, and report back.

Discussion and decision on requested financial support for Gunnison Rising Conceptual Plan. Mr. Richard Bratton of Gunnison Valley Properties, LLC approached Council

to discuss his intention to revise the vision of Gunnison Rising with the assistance of Cascadia Partners. Mr. Bratton informed Council that he spoke with several conceptual organizations before deciding upon Cascadia Partners. Mr. Bratton determined that Cascadia Partners would be an engaged, informed, and productive partner throughout the process to revision Gunnison Rising. Discussion ensued and it was highlighted how this area may be able to address some of the issues facing the Gunnison Valley currently (need for affordable housing, economic prosperity), but must always be economically sound for all involved. Mr. Bratton requested that the City participate in the proposal/visioning process with other stakeholders and asked for \$8,000 to help financially support the conceptual work to be completed by Cascadia Partners. Discussion ensued. Once the conceptual plan work was completed, then the City would return to its role in Coding and Zoning enforcement. Council noted that the conceptual plan process must be completed in a timely manner in order to ensure that the work and findings remain relevant in the future.

Councilor Drexel made the motioned to direct Staff to contribute \$8,000 from the City's Strategic Fund to support Gunnison Valley Properties hiring of Cascadia Partners to develop a conceptual plan for Gunnison Rising and directed the City Manager to execute a funding agreement. Councilor Morrison seconded the motion.

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

Roll call vote, no: None

Adjourned to recess 6:30 P.M. and returned at 6:38 P.M.

Discussion on Land Development Code Diagnosis proposal. The City's Strategic Plan asked for a review of the City's building code regulations; therefore, the City requested proposals from companies to complete a review of City building codes and to identify barriers for developing affordable housing in the codes. The City received and reviewed multiple proposals and determined that the proposal from Cascadia Partners best fulfilled the scope of work. The City suggested proceeding with Cascadia Partners because the company knows Gunnison and is willing to streamline processes in order to improve efficiency and to be most cost effective. There was clarification from the City Manager that there would be clear separation between the work Cascadia Partners would be doing for Gunnison Valley Partners, LLC and their work for the City in regards to land development code diagnosis. The City Manager reminded Council they allocated \$25,000 out of the \$260,000 strategic planning budget for work. Discussion ensued. The point was made to involve lenders and a real estate appraiser in the focus groups with Cascadia Partners when discussing land development codes.

Councilor Logan motioned for the City Manager to sign a contract with Cascadia Partners to complete land development code diagnosis and to identify housing development barriers for \$24,975. Councilor Morrison seconded the motion.

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

Roll call vote, no: None.

With no further business for the Regular Session Mayor Gelwicks adjourned the Regular Session Meeting at 6:46 P.M.

(Seal)

Mayor

Attest:

City Clerk