

May 22, 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, Robert Drexel, and Leia Morrison present along with City Manager Russ Forrest, City Attorney Kathy Fogo, Finance Director Ben Cowan, and City Clerk Erica Boucher. Additional City Staff present was Electric Superintendent Will Dowis, Wastewater Treatment Plant Supervisor Mike Rogers, and Public Works Director David Gardner. Planning and Zoning Commission candidates Greg Larson, Robert Beda, David Ryan Martinez, and Ryan Taylor were present as well as Zoning Board of Adjustment and Appeals candidates Ellen Harriman and Sharon Cave. A handful of interested citizens were present along with the press. Councilor Jim Miles was absent. 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:

Set a Public Hearing for a retail marijuana cultivation establishment license and retail marijuana manufacturing products establishment license for Cosmic Culture LLC located at 555 S. 10th Street, Gunnison, CO at 5:35 P.M. on June 12, 2018. Cosmic Culture LLC has been reviewed by City departments and meets requirements to have a public hearing set. Councilor Morrison moved to set a public hearing for Cosmic Culture LLC at 5:35 P.M. on June 12, 2018 and Councilor Logan seconded the motion.

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

Roll call vote, no: None.

Set a Public Hearing for a retail marijuana manufacturing products establishment license for Cosmic Foods Holding LLC dba Cosmic Kitchen located at 419 S. 10th Street, Gunnison, CO for 5:30 P.M. on June 12, 2018. Cosmic Foods Holdings LLC dba Cosmic Kitchen has been reviewed by City department and meets requirements to have a public hearing set.

Councilor Logan moved to set a public hearing for Cosmic Foods Holdings LLC dba Cosmic Kitchen at 5:30 P.M. on June 12, 2018 and Councilor Morrison seconded.

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

Roll call vote, no: None.

Approval of the May 8, 2018 Regular Session Minutes.

Councilor Logan moved to approve the minutes of the May 8, 2017 Regular Session meeting minutes and Councilor Drexel seconded.

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

Roll call vote, no: None.

Approval of the May 15, 2018 Special Session Minutes. Councilor Drexel moved to approved the minutes of the May 15, 2018 Special Session meeting minutes and Councilor Morrison seconded.

Roll call vote, yes: Drexel, Morrison, Logan. Motion carried.

Roll call vote, no: None.

Abstained: Gelwicks.

Planning and Zoning Commission Appointments. Recently two Planning and Zoning Commission terms expired and Council received letters of interest from four candidates to fill two expired terms. They were Robert Beda, Greg Larson, David Ryan Martinez, and Ryan Taylor. Council asked each candidate to explain why he was interested in serving on the Planning and Zoning Commission for the next 5-year term. After conversing with each candidate, Council discussed the potential of one and what he could potentially add to the Commission. Discussion ensued. Councilors listed their top two candidates and narrowed down their selection to Greg Larson, current chair of the Planning and Zoning Commission and Western State Colorado University senior Ryan Taylor. Council wanted to maintain some consistency within the Commission as well as add a new member with fresh perspectives. With

the multiple projects currently occurring, Council stressed their desire to see members of the Commission participating in public input meetings for up-coming City projects and priorities. These two appointments are valid for 5 years and will expire in May 2023.

Councilor Logan moved to appoint Greg Larson and Ryan Taylor to the Planning and Zoning Commission and Councilor Morrison seconded the motion.

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

Roll call, no: None.

Zoning Board of Adjustment and Appeals Appointments. Recently two Zoning Board of Adjustments and Appeals terms expired. Recently expired ZBOAA appointees Ellen Harriman and Sharon Cave reapplied to serve on the Board for another term. Council asked each candidate to explain her interest in serving for another term and both expressed their commitment to public serve and interest in the Board's emerging work. These appointments are good for 3 years and will expire in May 2021.

Councilor Drexel moved to reappoint Ellen Harriman and Sharon Cave to the Zoning Board of Adjustments and Appeals and Councilor Morrison seconded.

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

Roll call, no: None.

Ordinance No. 6, Series 2018: An Ordinance of the City Council of the City of Gunnison, Colorado, Adopting an Additional Appropriation for the Fiscal Year Ending December 31, 2018.

Councilor Logan introduced, read by title only, and moved to adopt Ordinance No. 6, Series 2018, and Councilor Drexel seconded the motion on second and final reading.

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

Roll call vote, no: None.

Discussion on Budget Redistribution on City Shop Roof. Public Works Director David Gardner approached Council to discuss reallocating \$153,833 which was earmarked to replace the City Shop roof after SGM completed its full structural assessment. That assessment noted that the City Shop roof had about six years left until it expired and would require a full replacement. After receiving the structural assessment and additional conversations with other contractors and builders who worked in the Public Works Complex, it came to light that smaller, more targeted renovations could be done to the roof to extend its use for another 15-20 years, rather than replacing the entire roof. If Council supported making targeted fixes to the roof, Public Works suggested using the funds allocated for the roof to fix the roof where necessary and use the remaining funds to enhance other areas of the Public Works facility. Public Works suggested that the \$153,833 which was allocated for the replacement of the roof plus \$37,000 from the water and wastewater enterprise fund be allocated to pay for roof repairs, electrical work at the Blue Barn, a new HVAC system for the City, and asphalt for the Public Works Complex. These improvements would enhance the overall longevity and efficiency of the Complex, which hasn't been updated in the last 25 years. Discussion ensued. City Staff is not requesting additional funds to complete these improvements, but a reallocation of already budgeted funds. Staff wasn't seeking a motion for approval, but wanted to inform Council about how Staff is looking to spend the large amount of money in new ways for the benefit of the Public Works Complex and employees. Council agreed with the Public Works Director's recommendations.

Renewal of WAPA electric contract and background information about MEAN and WAPA. Electric Supervisor Will Dowis joined Public Works Director David Gardner before Council to provide them with background information on the City's electricity contracts with MEAN and WAPA and to highlight the benefits of contracting with MEAN and WAPA. The City only buys its power from MEAN and WAPA and has full requirements contracts with them. The City has a long-term contract with MEAN which allows for the City to purchase power at the lowest rate available and have an adjustable portfolio. The City has a long-standing power contract with WAPA, since 1992, and WAPA provides Gunnison with 100% hydroelectric power. They are Gunnison's transition carrier. If the City renews the WAPA contract, the new expiration date would be 2057. Discussion ensued. The City of Gunnison was recognized at the State Legislature for the high percentage of renewals in its portfolio when compared to other

municipalities.

Councilor Logan moved for Staff to renew the 2004 electrical contract with WAPA that is set to expire in 2024 and Councilor Drexel seconded.

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

Roll call, no: None.

Recess Regular Session Meeting and Convene Discussion Session.

Mayor Gelwicks recessed the Regular Session meeting and Council went into a Work Session at 6:44 P.M.

Reconvene Council Regular Session.

Following a Council Work Session, Mayor Gelwicks reconvened the Regular Session at 7:35 P.M.

Executive Session 1: Pursuant to C.R.S. §24-6-402(4)(6) for the purpose of receiving confidential legal advice from the City Attorney on specific legal questions.

Councilor Drexel moved to go into Executive Session 1 pursuant to C.R.S. §24-6-402(4)(b) to receive legal advice from the City Attorney on a City utility easement and Councilor Logan seconded. The Mayor stated that there is no intention to take any formal action and the purpose of the Executive Session is to gather information only

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

Roll call, no: None.

Council went into Executive Session at 7:40 P.M. and returned to open Regular Session meeting at 8:01 P.M.

Executive Session 2: Pursuant to C.R.S. §24-6-402(4)(6) for the purpose of receiving confidential legal advice from the City Attorney on specific legal questions.

Councilor Morrison moved to go into Executive Session 2 pursuant to C.R.S. §24-6-402(4)(b) to receive legal advice from the City Attorney on litigation and Councilor Drexel seconded. The Mayor stated that there is no intention to take any formal action and the purpose of the Executive Session is to gather information only.

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

Roll call, no: None.

Council went into Executive Session at 8:05 P.M. and returned to open Regular Session meeting at 8:14 P.M.

With no further business for the Regular Session Mayor Gelwicks adjourned the Regular Session meeting at 8:16 P.M.



Jim Gelwicks

Mayor

Attest:

E. Boucher

City Clerk