

July 24, 2018

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

5:30 P.M.

The City Council Regular Session 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. City Attorney Kathy Fogo, City Manager Russ Forrest, Finance Director Ben Cowan, City Clerk Erica Boucher, Parks and Recreation Director Dan Ampierto, Interim Community Development Director Andie Ruggera, and Police Chief Keith Robinson were present. Planning and Zoning Commissioners Erich Ferchau, Andy Tocke, Ryan Taylor, Greg Larson, Erik Iverson, and John Perusek were there. Anna Laybourn of Design Workshop and Margaret Loperfido of Sprout Studio were there to present at the joint meeting. A handful of interested citizens and the press were present.

Citizen Input:

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

Council Action Items:

Approval of the July 10, 2018 Regular Session Minutes as submitted. Councilor Morrison moved and Councilor Logan seconded the approval of the July 10, 2018 Regular Session minutes as submitted.

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

Roll call, no: None.

Joint Meeting with Planning and Zoning Commission. This was Council's second joint meeting with the Planning and Zoning Commission. They met to review, discuss, and provide direction to City staff on how to proceed on the following items: West Gunnison (Lazy K) property, IOOF Park, Land Development Code updates, parking assessment, the comprehensive plan, and the hiring of a new Community Development director.

West Gunnison (commonly known as Lazy K) property: City Manager Russ Forrest introduced Anna Laybourn of Design Workshop whose firm was hired to gather feedback and create a design for possible future use of the West Gunnison property. Ms. Laybourn summarized the feedback process that Design Workshop used in June 2018. It included three days of community engagement, walking the site with multiple stakeholder groups, and receiving in-person feedback during open meetings to develop three potential designs. Over the course of the days in June, the community feedback emphasized the inclusion of maintaining the natural resources already in the area (trees, pathways, natural habitat, ponds, etc.), a playground, and room to explore natural spaces. Based on the feedback received, the consensus was that Option #3 was the preference of the community. This design could be developed in two phases. The first phase would include a park, a restroom, safe access to the river and ponds, and a nature trail for walking. Ms. Laybourn mentioned more signage directing people to the area would be needed and the creation of more parking. Phase 1 would include 26 parking spaces along 3rd Street. Ms. Laybourn also discussed the areas on the property that could be used for housing development. The cost to complete Phase 1 would be \$622,179 and could help be funded by grants and City resources. Design Workshop did not include a cost for Phase 2 since that phase is far out in the future.

Council and the City Manager shared the feedback they previously received from the Parks and Rec Advisory Board. The Advisory Board expressed a desire for shelters, quiet play, a trail crossing on the eastern boundary, and a good 3rd Street crossing. Overall, the Advisory Board felt comfortable with Option #3. Community members favored smaller cottage-like housing structures that could fit within the landscape rather than larger multi-family complexes for the property. A member of the Parks and Recreation Advisory Board asked if the City had followed up with the school about building a playing field at the Community School. It was confirmed that Staff had engaged with the school district and there is a possibility that a new playing field could possibly be developed at the school rather than on the West Gunnison property. A next step for the City to move forward with Phase 1 would be to apply for and receive a GOCO grant. Citizen,

Kelsey Bennett, asked for clarification about the immediate focus for the space. Is it to build a park or for affordable housing? The mayor responded that the park is the focus, but there is always a consideration for housing and that it is important that a park and housing complement each other in that area. Neither Council nor the Planning and Zoning Commission had discomfort with the City moving forward with exploring funding options and the Option #3 design presented by Design Workshop.

IIOF Park: Parks and Recreation Director Dan Ampietro provided Council and the Planning and Zoning Commission with background as to the purpose of remodeling IOOF Park. He introduced Margaret Loperfido of Sprout Studio who gathered input and feedback from community members and visitors regarding IOOF Park. In the end, the ideas which rose to the top were a fire pit, a water feature, festival lighting, art, updated furnishings, and a stage. Many of these ideas were also mentioned in the *Gunnison Vibrancy Initiative*. Based on feedback received, Sprout Studio developed two options for IOOF. One concept was inspired by the ditches (water) and the other concept was inspired by the landscape of rocks and mountains. People favored the water inspired design. Ms. Loperfido said that the full redesign of IOOF Park would be done in two phases. Phase one would focus on a water feature that could be turned off and on, a climbing feature, updated furnishings, a fire pit, and festival lighting. A portable stage works better for the space rather than a permanent stage. IOOF Park is a small footprint; therefore, it is important that the features have multiple uses. There is also the intention of maintaining and creating memorial spaces and maintaining the Oddfellows distinction. One Phase would take place within the existing space. Phase Two would include the change of the curbs, bulb outs, additional seating, and more landscaping. The group discussed parking surrounding the downtown area. The importance of having shade in the park was also mentioned. The full-build out cost of Phase One, as presented, would be \$166,233.50, which includes a 5% contingency. The full-build out cost (Phase One and Phase Two) came in just under \$480,000. This amount does not include the cost of a mural because that piece requires more discussion. Staff is still researching grant and funding options for IOOF Park. Discussion about the safety of the water feature and climbing feature occurred. The need for year-round bathrooms at IOOF continues to be expressed by downtown business owners to Council. Staff will research the cost of maintaining or extending year-round bathrooms. Members of Council and the Planning and Zoning Commission did not express any opposition to moving forward with IOOF Park conceptual designs.

Land Development Code updates: Interim Community Development Director Andie Ruggera reviewed the amendments to the *Land Development Code*. Overall, the amendments included reductions in off-street parking, allowance increases to allow for more housing, combining the percentages for lot structures and parking spaces into one percentage to allow for more flexibility, a look at possibly reducing set-back requirements especially on corner lots in commercial and multi-family districts, a look at code buildings to allow for more flexibility with existing structures or with retro-fitting older buildings, activating street frontage, and possibly a reduction in fire suppression requirements. Interim Community Development Director Ruggera highlighted and reviewed recommended changes to the R1, R2M, R3, B1 and industrial districts, commercial zones, and the new Marker-Zone District. It was stated that many of these recommendations will be vetted through the comprehensive plan process and require community input. Additional points were made about the continued need for parking and the City needs to maintain an awareness of the variety of housing needs required. No opposition was expressed to the *Land Development Code* updates.

Mayor Gelwicks recessed the meeting for a short break at 7:03 P.M. The Regular Session began again at 7:08 P.M.

Mayor Gelwicks stated that Council needs a recommendation from the Planning and Zoning Commission as to whether or not they support performance zones for Gunnison.

Parking Assessment: The dates for the parking study were moved from July 26-28 to August 2-4. The Community Development department is looking for volunteers to assist with counting cars during the two shifts throughout the days. Four zones surrounding the downtown district will be surveyed. This study will provide the City with additional information about supply and demand for parking in the downtown area that will allow the City to make data-based decisions

through planning processes.

Comprehensive Plan: The RFQ for a Comprehensive Plan did not generate the range of responses the City was hoping for so the City Manager reached out to the firms who submitted a RFQ for feedback. At this time, the City recommends proceeding with issuing a full RFP, open to all qualified firms, if an effort to receive as many quality submissions as possible for the staff to review. The City Manager spoke about the importance of the comprehensive plan being a timely plan that produces measurable results. Discussion ensued about the how a comprehensive plan can help the City address a variety issues as they arise and be a guiding document for decision-making. Members of Council and the Commission encouraged staff to seek out a firm that is innovation and timely with their work. This is a living document that should be flexible, but provide a solid direction and foundation for the future. All supported issuing the RFP by the end of the week.

Hiring a Community Development Director: Council and the Commission reviewed the list of desirable qualities in a City Community Development Director and added a few suggestions. The City Manager intends to include their suggestions in the list of desirable qualities in a candidate and begin to draft the full job description.

Mayor Gelwicks and Council thanked the Planning and Zoning Commission for their time and participation in the joint meeting. Both groups hope to continue the semi-annual meetings.

Mayor Gelwicks recessed the meeting. Council returned from recess at 7:44 P.M.

Procedure for the Sale of City-Owned Land.

City Attorney spoke about options for Council to consider for disposing of City-owned land. The attorney reviewed what the City of Gunnison Municipal Home Rule Charter (Charter) states about property and water rights in Section 11.2 and introduced Colorado Revised Statutes and new laws to Council that lay-out legal options for how municipalities may dispose of City-owned land. Both the Charter and State Statues requires that the disposal of any City-owned land designated as a park or for governmental purposes must go to the voters. In the case of Lazy K, this land has not been clearly designated as a park or for governmental purposes; therefore, it wouldn't be required to ask voters for permission to dispose of part of the West Gunnison property, but Council could, if desired. If Council decides to put Lazy K on the ballot, it was recommended that the ballot question remains broad enough to allow for maximum flexibility in disposing of the City-owned land. To add clarity around disposing of City-owned land for Gunnison, the attorney suggested the development of a policy. Discussion ensued that the policy needs to be a helpful framework for all Councils when considering disposing of City-owned land.

Council gave direction to City staff to draft a City-owned land disposal policy for Council's review and to a draft a resolution to put the sale of the West Gunnison property on the ballot in November.

IGA with Gunnison County for a Coordinated Special Election in November.

The City Attorney explained to Council that the IGA with Gunnison County to hold a coordinated election required one change. The Indemnification section 6.8 of the original IGA had a contradiction. Therefore, the City and County attorneys worked together to revise the opposing language Sections 6.8A and 6.8C so that the revised IGA stated that both government agencies are protected under the Colorado Governmental Immunity Act. A revised copy was given to the City Clerk prior to the start of the meeting for the Mayor to sign.

Councilor Drexel moved and Councilor Logan seconded the motion for the Mayor to sign the IGA with County as modified for the amount of \$10,599.

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

Roll call, no: None.

Authorization for Application for Energy Impact Assistance Funds.

In reviewing a DOLA grant application for funding for the Wastewater Treatment Plant (WWTP) it was discovered that the application requires official action from Council to authorizing Staff to apply for an Energy Impact Assistance Tier 2 grant for up to 1 million dollars for the WWTP. Staff is requesting authorization from Council to apply for this grant. Councilor Morrison moved and Councilor Logan seconded a motion to authorize staff to

complete and submit an Energy and Mineral Impact Assistance program application for the purpose of obtaining funding assistance for the necessary updates at the City of Gunnison Wastewater Treatment Plant.

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

Roll call, no: None.

Community Foundation of the Gunnison Valley account for Sister Cities International projects and programs.

Mayor Gelwicks spoke about the importance of having a funding source established for Gunnison supporting all Sister Cities International partnerships. He met with Pam Montgomery of the Community Foundation of the Gunnison Valley to discuss the establishment of an account to support Sister Cities International projects and programs. Once the account is established contributions would be deposited in the Community Foundation account and distributed through the Foundation. Recipients would apply for funding through Council, but all parties involved would be required to follow the guidelines and policies of the Community Foundation.

Mayor Gelwicks reviewed the itinerary for the up-coming visit by the representatives from Majhkali, India to sign the Sister Cities International agreement on August 7, 2018. Councilor Logan moved and Councilor Morrison seconded a motion to direct staff to work with the Community Foundation of the Gunnison Valley to establish a Sister Cities account to accept donations to support projects and programming.

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

Roll call, no: None.

Adjourn Regular Session Meeting and move into Discussion 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 8:11 P.M.

Mayor

City Clerk