

August 14, 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, Bob Drexel and Leia Morrison present along with City Manager Russ Forrest, City Attorney Kathy Fogo, Interim Community Development Director Andie Ruggera, Deputy City Clerk Tara Kindall, City Engineer Cody Tusing, several interested citizens and the press. A Council quorum was present.

Citizen Input:

Gunnison Country Chamber of Commerce Visitor Services Director Celeste Helminski and four of the summer staff came forward to address Council with a brief overview on how the summer has been so far and answer any questions.

Council Action Items:

Presentation on Low Income Housing Tax Credit. Natasha Weaver with the Colorado Housing and Finance Authority came forward to discuss how CHFA administers the Low Income Housing Tax Credit Program. Mayor Gelwicks noted that in the audience were two fellow councilmembers from Crested Butte, Chris Haver and Will Dujardin, were here this evening along with others from the Housing Authority and Housing Foundation interested in this program. Ms. Weaver stressed that she is not here to talk about the proposed project in Gunnison, but rather the process of the LIHTCP and the timing of when decisions are made, and of course answering any questions anyone may have. Ms. Weaver introduced CHFA, which is a State-wide, quasi-governmental agency. She then reviewed her power point presentation for Council and the audience. She then fielded several questions and a brief discussion ensued. Council thanked Ms. Weaver.

Approval of July 24, 2018 Regular Session Minutes. Councilor Logan moved and Councilor Morrison seconded a motion to approve the July 24, 2018 Regular Session Minutes as presented.

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

Roll call vote, no: None.

Use of Right of Way for Rady Engineering Building at Western. Interim Community Development Director Ruggera, Dr. Greg Salsbury and Rick Watkins with the Western Opportunity Fund came forward. Director Ruggera and City Attorney Fogo reviewed the building permit process that this project is going through as Western is zoned in its' own district and the Land Development Code doesn't have regulations attached to this zone district. The Planning and Zoning Commission has reviewed life/safety and drainage issues and approved the application with the condition that Council approves the right-of-way issues and changes to existing configuration. Mr. Watkins then reviewed those right-of-way and configuration changes with Council. Discussion ensued. Mayor Gelwicks then addressed, for the record, the first block of North Adams Street. He stated that there was a highway study done when the property to the east of Western was annexed into the City. Two of the recommendations the consultants had were: a stoplight at the Adams Street/Highway 50 intersection; and a realignment of that intersection with the entrance into the Pioneer Museum would be helpful. Mr. Watkins stated that City Staff had discussed this intersection with them and the general consensus was that a realignment was not a priority at this time. City Engineer Tusing explained that according to his research there are some things to consider: North Adams was rebuilt last year; South Adams doesn't meet street standards at this time; shifting of South Adams to the West; turning patterns, etc.; these are just a few items that should be considered when the time comes for a realignment of North and South Adams. More discussion ensued.

Councilor Drexel moved and Councilor Logan seconded a motion to approve the changes to parking and the City rights-of-way on Loveland, Georgia and Adams Street, with concern about the crosswalk as discussed, which will enable the applicant to move forward with obtaining a building permit.

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

Roll call vote, no: None.

Both Mr. Watkins and Dr. Salsbury thanked the City for working with them on this project.

Termination of 20-foot wide Utility Electrical Easement. Interim Community Development Director Ruggera reviewed the easement and termination agreement. There is a change that needs to be made in the agreement: after whereas quick claim deed should be quick claim deeds and the book and page numbers in the description will be moved to the paragraph following whereas. Mayor Gelwicks asked a follow up question about any discussions concerning the easement next to it being incorporated into the trail system. Director Ruggera stated they haven't had those discussions, but that remains a possibility.

Councilor Morrison moved and Councilor Drexel seconded a motion to approve the Termination of Easement document and authorize the Mayor to sign the document for recording at the Gunnison County Clerk and Recorder's office with the adjustments recommended by staff.

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

Roll call vote, no: None.

Temporary Tax Credit. Mayor Gelwicks reviewed the temporary tax credit which would be imposed for one year if the 1.5 mill property tax increase proposed by the Housing Authority on the November ballot is passed. This would defer the impact of those additional taxes on residents and businesses in 2019 and allow for citizens to adjust their budgets accordingly for 2020. The City would absorb 1 mill in the budget with funds that are normally used for other type of housing incentives and not cut any services to the community. Mayor Pro Tem Miles is concerned about taking taxpayer money away from certain programs and that it could give people false hopes that it would be continued for more than one year. Discussion ensued.

Councilor Morrison moved and Councilor Drexel seconded a motion to direct the Finance Director to include a 1 mill temporary tax credit on the mill levy ordinance for the 2018 tax year in support of the proposed 1.5 mill housing tax in the event the housing property tax is approved by voters during the November 6, 2018 election. The tax year date was discussed and clarified.

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

Roll call vote, no: Miles.

Discussion on Policy for Disposal of City-Owned Land/Ordinance No. 10, Series 2018. City Attorney Fogo reviewed the past discussions concerning putting Lazy K on the ballot. This ordinance is a draft to adopt a policy for the disposition of City-owned property and is written to give maximum flexibility to do so. This would not preclude putting a question on future ballots concerning City-owned property. A brief discussion ensued. Council consensus was for Staff to bring the ordinance back to the August 28th meeting with more clarification on due process while still maintaining maximum flexibility.

Resolution No. 7, Series 2018, to call a special election to put Lazy K on the ballot and Lazy K ballot language. City Attorney Fogo reviewed the resolution and explained that because the Lazy K plan hasn't been finalized this ballot language gives the City maximum flexibility on the approximately 4-acre parcel of the property that may not be utilized in the plan. Discussion about specific language ensued. City Manager Forrest recommended not to take action tonight so that some of the language discussed can be added and refinements made to the resolution. Council consensus was to have Staff bring the resolution back to the August 28th meeting with the changes.

Resolution No. 6, Series 2018, to approve ballot language for the Charter. Councilor Logan introduced Resolution No. 6, Series 2018 and asked that it be read by title only by the City Attorney. A brief discussion ensued.

Councilor Logan moved and Councilor Morrison seconded a motion to adopt Resolution No. 6, Series 2018: A resolution of the City Council of the City of Gunnison, Colorado, referring a ballot question to the qualified electors of the City of Gunnison to amend the Gunnison Municipal Home Rule Charter and to extend the current Councilmembers' terms by six months at a Special Election to be held on November 6, 2018.

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

Roll call vote, no: None.

Review of the Community Survey Questions. City Manager Forrest reviewed the draft survey in the Council packet. Staff is requesting feedback from Council by Monday. So far they have solicited feedback from departments, housing authority, library, and a number of other partners. After all feedback has been gathered they will submit those changes to RRC Associates to draft the final draft and bring that back to Council on August 28th for final approval. Ideas were exchanged concerning getting as much participation to the survey as possible.

Reports:

Staff and Council gave brief reports.

Adjourn Regular Session Meeting:

With no further business for Council, Mayor Gelwicks adjourned the Regular Session Meeting at 8:07 P.M.



Jim Gelwicks

Mayor

Attest:

Sara Kindall

Deputy City Clerk