

January 22, 2019

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

5:30P.M.

The City Council Regular Session meeting was called to order at 5:30 P.M., by Mayor James Gelwicks with Councilors Jim Miles, Bob Drexel, and Leia Morrison present along with Western Liaison Max Oldham, City Attorney Kathy Fogo, City Manager Russ Forrest, Finance Director Ben Cowan, and City Clerk Erica Boucher. Additional City staff present were Interim Community Development Director Andie Ruggera, Public Works Director David Gardner, and Parks and Recreation Director Dan Ampietro. Representatives of the Upper Gunnison River Water Conservancy District were present along with a handful of citizens interested in the *Land Code Development* text amendments. The press was present. Councilor Mallory Logan was absent. A Council quorum was present.

Citizen Input:

Erik Shanks of Western Colorado University's Club Sports Council approached Council to give updates on the Club Sports Council's up-coming events. He also told Council that multiple Club Sports groups participated in the University's MLK Day of Service and that was successful.

Council Action Items:**Consent Agenda**

Councilor Drexel moved to approve the Consent Agenda, which contained approval of the January 8, 2019, Regular Session meeting minutes and approval to purchase equipment vehicles for 2019. Councilor Morrison seconded the motion.

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

Roll call, no: None.

Ordinance No. 1, Series 2019, First Reading: *An Ordinance of the City Council of the City of Gunnison amending Sections: 2.3 Designated Housing Types; 2.4 Principle Use Table; 2.6 Base Zone District Dimensional Standards; 3.3 Residential Use Standards adding Cluster Development Housing Standards; 3.7 Commercial Use Standards; and 4.4 Off-Street Parking and Loading with the City of Gunnison Land Development Code.* Councilor Morrison motioned to remand the height dimensional standards and the design standards proposed for the B1 zone district back to the Planning and Zoning Commission for further discussion and modifications. Council Drexel seconded the motion.

Sharon Schlegel, a business owner in the central business district, submitted a second petition and a letter from Janece and Marv Koleis opposing changes to the B-1 zone district for the record. She shared with Council that she knows of residents who regularly travel through the alleys in that area because they feel that the alleys are safer to travel on than the road. She also expressed business owners' concerns about losing off-street parking spaces. She thanked Council for listening to the residents. City Manager Forrest clarified for Council and the audience that if they approve the remand of the height dimensional standard and design standards for the B-1 zoning district these issues would be returned to the Planning and Zoning Commission for further discussion and consideration. There will be more opportunity for public input on these issues at future Planning and Zoning Commission meetings and a public hearing before Council.

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

Roll call, no: None.

Councilor Drexel introduced Ordinance No. 1, Series 2019, and asked that it be read by title only by the City Attorney. The City Attorney read Ordinance No. 1, Series, 2019, by title only. Councilor Drexel moved to approve Ordinance No. 1, Series 2019, on first reading. Councilor Morrison seconded the motion.

Mayor Gelwicks reminded the audience that all ordinances come before Council twice before they are passed; therefore, the public will have another opportunity to give input on Ordinance No. 1, Series 2019, at the February 12th, Regular Session meeting. Interim Community Development Director Andie Ruggera clarified that remand means that the height standards for the B-1 district would remain at 35' and the proposed designed standards that accompanied the additional height have been removed from this ordinance for further discussion. The conditional use permit for a hotel/motel and changing multi-family units from a permitted use to conditional use remain in the ordinance as proposed in the text amendments. All of the other proposed text amendments that were reviewed during the Public Hearing on January 8th, 2019, remain in the

ordinance.

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

Roll call, no: None.

Water Update from the Upper Gunnison River Water Conservancy District (UGRWCD).

General Manager of the UGRWCD, Frank Kugel, and municipal appointee to the Gunnison Basin Roundtable and Finance Committee Chair of the UGRWCD Bill Nesbitt approached Council.

Mr. Kugel thanked the City for inviting him to give regular water updates to Council and for the City's long-term support and partnerships with UGRWCD, particularly regarding the River Restoration Project with the CPW and the Challenge grant for the summer's River Festival. Mr. Kugel summarized the current water conditions for the Gunnison Basin. Tracking water conditions for the 2019 water year started on October 1, 2018. While the Basin has received precipitation this fall and early winter, we are still considered to be in an extreme drought according to the US Drought Monitor map. Overall, the regional snowpack amount is better this year than it was last year at this time. Blue Mesa storage continues to be low. It is projected that Blue Mesa will reach 55% storage capacity or 47' below the maximum spillway. Currently, Blue Mesa reservoir is at 30% capacity. Mr. Kugel share a variety of data with Council regarding current water amounts and conditions for the region and concerns if the water supply doesn't increase in the coming years.

The discussion transitioned to the Drought Contingency Plan. The Upper Basin states, Colorado, Utah, New Mexico and Wyoming have signed off on the Drought Contingency Plan. The Lower Basin states, Arizona, Nevada, and California have until the end of January to take action. The State of Colorado is working on Drought Contingency Planning and there are three primary aspects to it. First, are efforts to create more water through cloud seeding and to retain more water by removing vegetation along rivers that consumes a lot of water. Second, is to re-operate the Colorado River Storage Project Act to add more water to Lake Powell. This action would be a one-year, one-time solution. Third, is to require a reduction in agricultural consumption and irrigation. The UGRWCD is highly involved in state-wide discussions. Mr. Kugel is also participating on an implementation committee for the Colorado Water Plan and assists with projects in this region.

Bill Nesbitt mentioned the involuntary compliance piece of the Drought Contingency Plan would harm the agricultural industry. Mr. Nesbitt summarized the variety of water focused committees and legislation that he is involved in and aware of for Council, such as the Water Conservation Board. Mr. Nesbitt noted the Board's efforts to educate young children about the important resource of water through a coloring book. Last year, this coloring book was given to all first graders in Gunnison, Crested Butte, and Lake City. City Manager Forrest mentioned that Western graduate students under the leadership of Dr. Chavez will be factoring the resource of water into the comprehensive plan. Multiple brief discussions ensued about the resource of water in California, on the front range, and locally.

Mr. Kugel stated that UGRWCD is active in the watershed planning effort for the Upper Gunnison Basin. He asked for City participation and engagement through this process as they review recreation, agriculture, environmental, and municipal use. Council thanked the UGRWCD for coming and sharing their information.

Appointment of Parks and Recreation Advisory Committee (PRAC) members.

On December 31, 2018, two PRAC committee members' terms expired. Council received letters of interest from two individuals whose terms expired in December. Layne Nelson and Kathleen Kinkema submitted letters of interest for re-appointment to PRAC. The City Clerk confirmed that these were the only two applicants and that the vacancies were advertised for multiple weeks in the *Gunnison Country Times*.

Councilor Morrison moved to reappointment Layne Nelson and Kathleen Kinkema to the Parks and Recreation Advisory Committee. Councilor Miles seconded the motion.

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

Roll call, no: None.

Strategic Plan Review and Update. City Manager Forrest reviewed the changes that Council and staff discussed during their work session on January 14, 2019. Changes to the Strategic Plan included adjustments to completion deadlines for a few specific Strategic Plan results and adjusted the outdated cost of housing from \$100,000 to \$250,000.

Council Drexel moved to approved the proposed amendments to the 2017 Strategic Plan as listed in Section 2. Councilor Morrison seconded the motion.

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

Roll call, no: None.

Housing Authority Discussion. Mayor Gelwicks discussed multiple issues regarding the Gunnison Valley Regional Housing Authority (GVRHA) with Council that he outlined in the Information on Housing document that was distributed to Council at the beginning of the meeting. He also wanted to seek feedback from Council on their thoughts and concerns regarding the GVRHA so he may proceed with the most up-to-date information. Mayor Gelwicks went over two items that were not presented in the Information on Housing document. First, he discussed, from his memory, the administrative personnel and responsibilities that the GVRHA needs to accomplish its goals. A staff of five to six is needed to handle deed restrictions, first right of refusal, Section 8 housing applications, housing up-valley and the Crested Butte housing lottery, the HEAT program with the Housing Foundation, and managing properties, workforce housing and landlord disputes, and the LIHTC program. The estimated cost would be \$100,000 per year. Second, the Mayor reviewed possible funding options involving bonds and a mill levy. Discussion ensued about how the GVRHA is funded and how that amount is not enough to cover the administrative costs outlined earlier. He encouraged Council to develop a strategic direction for housing in the valley over the next two to three months. The suggestion was made for each municipality on the IGA (the City of Gunnison, Gunnison County, Mt. Crested Butte, and Crested Butte) to contribute an equal amount of \$350,000-\$500,000 to support the GVRHA. There was concern about funding housing from the City's General Fund because it isn't sustainable for long-term and would have negative impact on City Services. Another suggestion for funding was instituting a leakage fee as the other municipalities have, which could triple building costs. Asking voters to support GVRHA through a tax increase, at this time, would not likely be successful. Discussion ensued about partnerships, funding sources, and concerns about the GVRHA were brought up and discussed by Council. Council appreciated the information they received and will be considering all of it to develop a direction for GVRHA. The Mayor suggested that the role of the GVRHA should primarily be administrative. Council discussed what other rural, ski town communities, like Telluride and Summit County, are doing to address housing in their regions. Council favors continuing to offer development incentives. The Mayor thanked Council for the discussion and their suggestions.

Reports. City Attorney Kathy Fogo along with City Manager Forrest gave an update on *Code* revisions regarding cell facilities and to get direction from Council on how to proceed. With assistance from a firm in Denver, an ordinance has been drafted focusing on cell facilities. The Planning and Zoning Commission will receive a draft of the ordinance on Wednesday, January 23, 2019. City Attorney Fogo clarified that this will be a major amendment to the *Land Development Code* and there will be some time needed for everyone to understand the language and to develop an implementation strategy for the City. The City will also be seeking public input and working with the concerned citizens group. Discussion occurred about placement of cell facilities, design standards and any kind of fee structure. Council supports staff moving forward with engaging the citizen and seeking legal guidance for this evolving topic.

City Clerk Erica Boucher shared a calendar of up-coming events and meetings to Council to review and confirm availability. Discussion ensued.

Council clarified with Staff their interpretation of the City purchasing policy. Council would like to see accumulated purchases over \$50,000 and expenses related to Council's strategic priorities before them.

The Mayor asked Interim Community Development Ruggera to begin to schedule a joint meeting with the Planning and Zoning Commission in March.

Mayor Gelwicks recommended to Council and Staff that the City allows furloughed federal employees to have an extension on paying their utilities bills. Finance Director Cowan informed Council that he is currently granting furloughed federal employees a month extension if they request it, which is allowed in the *City Code*. The *City Code* also allows the Finance Director to issue six promissory notes. Council suggested that all furloughed federal employees should receive these options and that the City should publically communicate that information. Councilor Drexel moved to allow federal employees to defer their City utility's payment while the furlough is in effect. Councilor Miles seconded the motion.

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

Roll call, no: None.

Council and the Western liaison gave reports.

With no further business, Mayor Gelwicks adjourned the Regular Session meeting at 7:36 p.m.



Jim Gelwicks
Jim Gelwicks, Mayor

Attest:

E. Boucher
Erica Boucher, City Clerk