

**GUNNISON COUNCIL AGENDA**  
**MEETING IS HEAD AT CITY HALL, 201 W. VIRGINIA AVENUE**  
**GUNNISON, CO, IN THE 2<sup>ND</sup> FLOOR COUNCIL CHAMBERS**  
**Approximate meeting time: 3.5 hours**

**August 14, 2018** **REGULAR SESSION** **5:30 P.M.**

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**I. Presiding Officer Call Regular Session to Order: (silent roll call by City Clerk):**

**II. Citizen Input: (estimated time 3 minutes)**

*At this agenda time, non-agenda scheduled citizens may present issues of City concern to Council on topics on are not to be considered later in the meeting. Per Colorado, Open Meetings Law, no Council discussion or action will take place until a later date; unless an emergency situation is deemed to exist by the City Attorney. Each speaker has a time limit of 3 minutes to facilitate efficiency in the conduct of the meeting and to allow an equal opportunity for everyone wishing to speak.*

**III. Council Action Items:**

**A. Presentation on Low Income Housing Tax Credit.**

Background: Representative, Natasha Weaver, with the Colorado Housing and Finance Authority will discuss the Low Income Housing Tax Credit (LIHTC) Program with Council.

Estimated Time: 15 minutes

**B. Approval of the July 24, 2018 Regular Session meeting minutes**

Background: per City Charter, the City Clerk produces minutes of the Council actions for all regular and special session meetings. Minutes are approved or amended at the follow regular session meetings and become permanent city record. If a city councilor was not present no the meeting, they must abstain in the vote and action on approval of the minutes.

Staff contact: Deputy City Clerk Tara Kindall

**Action Requested of Council:** To approve the July 24, 2018 Regular Session meeting minutes.

Estimated time: 1 minute

**C. Use of Right of Way for Rady Engineering Building at Western**

Background: The City was approached by the Western Opportunity Fund for the proposed construction of a University building on the property generally known as the WSCU soccer field. An application was submitted for site development plan review by staff and on July 25, 2018 the Planning and Zoning Commission reviewed the request. The Commission authorized the submittal of a building permit application with the condition that the City Council review and give final approval of the rights-of-way use and configuration of Loveland, Georgia and Adams Street, prior to issuance of a building permit.

Staff contact: Interim Community Development Director Andie Ruggera

**Action Requested of Council:** The City Council is being requested as the land owner to approve of changes to parking and the City rights-of-way on Loveland, Georgia and Adams Street which will enable the applicant to move forward with obtaining a building permit.

Estimated time: 30 minutes

**D. Termination of a 20-foot wide Utility Electrical Easement**

**Background:** The City was approached by Marcus Lock, from the Law of the Rockies, in regard to an electrical/utility easement located within the West Gunnison Neighborhood (between 5th and 7th Street in vacated Gunnison Avenue). The easement does not have any City utilities. On June 12, 2018, staff presented the request to terminate the 20-foot-wide utility easement to City Council and was directed to draft a document to terminate the easement.

Staff Contact: Interim Community Development Director Andie Ruggera

**Action Requested of Council:** Review and authorization of the City Mayor to sign the Termination of Easement document for a 20-foot-wide utility easement located in Vacated Gunnison Avenue between 5th Street and 7th Street.

Estimated time: 5 minutes

**E. Temporary Tax Credit**

**Background:** After July 3, 2018, four governing jurisdictions of the Gunnison Valley Regional Housing Authority (GVRHA) passed resolutions granting approval for the GVRHA to place a referred measure on the November 6, 2018 ballot. The GVRHA is asking for a tax increase on residential and commercial properties in Gunnison County in an effort to provide more support for affordable housing.

Contact: Mayor Jim Gelwicks

**Action Requested of Council:** To discuss whether or not Council will direct Staff to draft a resolution to absorb 2/3 of the increased property tax amount for the first year of tax increase, if the referred measure is passed by the voters.

Estimated time: 15 minutes

**F. Discussion on Policy for Disposal of City-Owned Land/Ordinance No. 10, Series of 2018**

**Background:** As part of the deliberation related to Lazy K, the City Attorney provided her opinion that disposal of Lazy K since it does not have a dedicated use could be conveyed without a vote of the people. Furthermore, after reviewing recent case law the City Attorney recommend the City create a policy on the conveyance of City owned property. The Council on July 24<sup>th</sup> directed staff to prepare a draft policy for their consideration which would also inform the decision to call for a special election on Lazy K.

Staff contact: City Attorney Kathy Fogo

**Action Requested of Council:** To discuss and provide feedback on draft

Ordinance No. 10, Series 2018; Re: An Ordinance of the City Council of the City of Gunnison, Colorado Adopting a Policy for Disposition of City-Owned Property. Staff would suggest that Council first discuss this issue and then provide direction to staff on next steps (versus taking action on Ordinance 10 on August 14<sup>th</sup>.)

Estimated time: 10 minutes

**G. Resolution No. 7, Series of 2018 to call a special election to put Lazy K on the ballot and Lazy K ballot language.**

**Background:** Council identified the need for livable and affordable housing as one of its strategic priorities. Approximately 4.3 acres of the West Gunnison property (Lazy K) has been identified as an option for affordable housing.

Staff Contact: City Attorney Kathy Fogo

**Action Requested of Council:** To determine if Council desires to put a question regarding the disposal of the West Gunnison property (commonly known as Lazy K) on the November 6, 2018, coordinated election ballot; and if so, then a vote to pass Resolution No. 7, Series 2018, Re: 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 sell or otherwise convey a portion of real property owned by the City at a Special Election to be held on November 6, 2018.

Estimated time: 10 minutes

**H. Resolution No. 6, Series 2018 to approve ballot language for Charter**

**Background:** Following Council's direction to proceed with participation in the November 6, 2018, Coordinated Election, a resolution containing the ballot language needs to be passed by Council and final ballot language must be submitted to the County Clerk and Recorder's office by September 7, 2018.

Staff Contact: City Attorney Kathy Fogo

**Action Requested of Council:** Approve Resolution No. 6, Series 2018, Re: A Resolution of the City Council of the City of Gunnison, Colorado, referring ballot questions to the Qualified Electors of the City of Gunnison to amend the Gunnison Municipal Home Rule Charter and to extend the current Councilmember's terms by six months at a Special Election to be held on November 6, 2018.

Estimated time: 5 minutes

**I. Review of Community Survey Questions**

**Background:** Council directed staff to work RRC Associates to develop a community survey to gather feedback on Council's strategic priorities and City services.

Staff contact: City Manager Russ Forrest

**Action Requested of Council:** To review the draft survey and to provide feedback to staff in order for the staff to develop final survey(s) with RRC

Associates.

Estimated time: 20 minutes

**IV. Council Work/Discussion Items:**

**V. Reports:**

City Attorney Report

City Manager Strategic Projects Update and Report

City Councilors with City-related meeting reports; discussion items for future Council meetings

**VI. Meeting Adjournment**

The City Council Meetings agenda is subject to change. The City Manager and City Attorney reports may include administrative items not listed. Regular Meetings and Special Meetings are recorded and action can be taken. Minutes are posted at City Hall and on the City website at [www.gunnisonco.gov](http://www.gunnisonco.gov). Discussion Sessions are recorded; however, minutes are not produced. For further information, contact the City Clerk's office at 970.641.8140. **TO COMPLY WITH ADA REGULATIONS, PEOPLE WITH SPECIAL NEEDS ARE REQUESTED TO CONTACT THE CITY CLERK 24 HOURS BEFORE ALL MEETINGS AT 970.641.8140.**