

JULY 12, 2011

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

7:00 P.M.

The City Council Regular Session meeting was called to order at 7:00 P.M., by Mayor Jonathan Houck with Councilors Drexel, Harriman, and Nesbitt present along with City Attorney Landwehr, City Manager Coleman, City Clerk Davidson, Acting City Manager/Police Chief Robinson, Community Development Director Westbay, and several interested citizens. Councilor Seymour was not present. A Council quorum was present.

JULY 12, 2011

PUBLIC HEARING

7:00 P.M.

Mayor Houck opened the Public Hearing at 7:00 P.M. and stated the date is July 12, 2011, at 7:00 P.M. in the Council Chambers of City Hall, 201 W. Virginia Avenue in Gunnison, Colorado. Present at the hearing is Councilor Bob Drexel, Mayor Pro Tem Ellen Harriman, Councilor Bill Nesbitt, himself, Mayor Jonathan Houck, City Attorney Rod Landwehr, City Manager Ken Coleman, Planning Department Director Steve Westbay and City Clerk Gail Davidson. The reason for the Public Hearing is to receive input on Zoning Amendment ZA 11-12, submitted by the Gunnison Valley Hospital to rezone a parcel of land from R-3 (Multi-family Residential) to C (Commercial). The real property for which the rezoning is sought is Lot 12, Meadows Phase 1R, City and County of Gunnison.

Mayor Houck asked for Proof of Publication. City Clerk Davidson stated she has the affidavit of publication to be entered into the official record of the hearing.

Mayor Houck then stated Council would then hear the Planning & Zoning Commission and City Staff's comments and recommendations. Community Development Director Westbay addressed Council. Their packets contained a summary memo from Staff, dated July 7, 2011, noting that the Planning & Zoning Commission recommended approval of the application. The last sentence of the memo states that City Council may act to consider the rezoning ordinance under first reading at the next Regular Session meeting on July 26th. In the past, Council has indicated the wish to have the public hearing, receive comments, and then take action at the next Regular Session meeting. A couple of points on the staff observations include: this project has been in the works for over a year now; the existing properties owned by the Hospital were discussed; and the potential consolidation and how to utilize the land uses in the future. When the building permit was issued we talked with the applicant about rezoning this property. He recommended the applicant go through a series of Conditional Uses that are required and they were approved by the Planning & Zoning Commission to solidify the legitimate uses of this property. Now the building is up and running, the rezoning application was pursued. This helped them meet their construction schedule on the building addition. The Conditional Uses were approved in July, 2010, by the Planning & Zoning Commission and now we are looking at the entitlement considerations and the future development of the Hospital. Again, looking through the report, Council will find a series of review standards that are applied for zoning criteria, which as sections A through D, on pages 4 and 5. These are standardized criteria in the Municipal Code that must be considered in any rezoning request. The statements of fact were considered by the Planning & Zoning Commission during their deliberations and approval.

Mayor Houck called for the applicant's comments and input. Randy Phelps, Gunnison Valley Health CEO, and Mark Landwert, Architect with the Neenan Company, addressed Council. Mr. Phelps stated they have a Master Plan for the facility that has them using the property under consideration for rezoning to do the next phase of the hospital's construction project. Originally they had considered a \$25 million project and that was backed off to \$10 million. But there are still plans in the future that would attach to the new addition to the east. So they thought it was appropriate now to get the zoning appropriate for the future plans. The parking lot stays as it is now constructed into the future. Community Development Director Westbay pointed out that one of the significant land use elements that he wants to point out is the change in the primary traffic access to the hospital being changed to Colorado Street with the emergency access remaining the same as it is now. There is that shift taking place in the traffic flow patterns.

Mayor Houck called for any Council questions or for any further comments or input from the applicants or staff. There were no additional comments. Mayor Houck asked the City Clerk if there were any letters or emails received concerning this application. City Clerk Davidson stated that no additional comments, letters, or electronic communication were received concerning the application.

Mayor Houck called for any public comments regarding the application. There were none. Mayor Houck stated that hearing no additional comments, the Public Hearing was closed at 7:10 P.M.

Consideration of Minutes:

Regular Session Meeting Minutes of June 28, 2011.

Councilor Nesbitt moved and Councilor Harriman seconded the motion to approve the Council Regular Session Meeting minutes of June 28, 2011, as submitted.

Roll call vote, yes: Drexel, Harriman, Houck, Nesbitt. Motion carried.

Roll call vote, no: None.

Pre-Scheduled Citizens: Gunnison Library District Update – Larry Meredith. Library District Director Larry Meredith and Library Trustees President Bruce Bartleson addressed Council. Mr. Meredith stated they wanted to give Council an update on the proposal for new library facilities. There will be two ballot questions on the November ballot. The first will be for the bonding for the construction of a new Gunnison Library facility and for the construction of a new Children's Library addition to the Crested Butte Library. The second ballot question will be to create a permanent property tax mill levy for the operations and maintenance of the library facilities. The mill levy amount would be approximately \$25 per every \$100,000 of residential property valuation. The amount would be approximately 3 times that for commercial properties. Topics discussed included: the existing facility in Gunnison has 5000 sq. ft, and the CB facility has 3000 sq. ft; over 130,000 people use the facilities every year; there is a need for more meeting rooms; they would like to add a community learning center component with workforce job skills programs; the District is working with CD Director Westbay on inclusion in the VanTuyl Ranch Annexation Petition; the new facilities will cost \$6-7 million; there may be a new presence in Mt. Crested Butte as well; several small Western Slope communities have built new libraries; libraries are "morphing" in nature and aren't just for loaning books anymore; the county owns the current building and there are no current plans if a new facility is built; if the ballot questions pass they hope to start construction next spring; economic times are tough right now but construction costs are very low right now; and additional information will be available soon on a new website that is being developed regarding the ballot questions and building proposals. Discussion ensued about donation of downloaded e-books. Council thanked Mr. Meredith and Mr. Bartleson.

Unfinished Business: None.

New Business:

Action to Excuse Councilor Seymour from Meeting.

Councilor Drexel moved and Councilor Nesbitt seconded the motion to excuse Councilor Seymour from this evening's Regular Session meeting.

Roll call vote, yes: Harriman, Houck, Nesbitt, Drexel. Motion carried.

Roll call vote, no: None.

Action on Las Palmas License Agreement Application to Use City Sidewalk. This item was discussed at the July 5, 2011, Work Session meeting.

Councilor Nesbitt moved and Councilor Drexel seconded the motion to approve the License Agreement Application for Las Palmas Restaurant, 138 W. Tomichi Avenue, to use the City sidewalk and to authorize the Mayor to sign said agreement, for the following reasons as stated in the Staff memo dated July 5, 2011: there is ample sidewalk space to accommodate an outdoor eating area with the minimum sidewalk width requirements; and this type of use in the downtown area will create ambiance and an appealing streetscape.

Roll call vote, yes: Houck, Nesbitt, Drexel, Harriman. Motion carried.

Roll call vote, no: None.

Action to Amend Additional Contract for Service with Gunnison Whitewater Festival for Electric Service/Cameras at the Gunnison Whitewater Park. City Manager Coleman explained that the original contract was not signed and, after discussion with City Attorney Landwehr, the enclosed Memorandum of Understanding with the Upper Gunnison River Water Conservancy District was developed. The Memorandum of Understanding is for the extension of the electric line and the labor will be split by the City and County crews. The Water District is also participating financially in the project. The City Manager informed Council the Water District has received a copy of the MOU but have not responded back with any comments or changes. He is suggesting placing action on the MOU on the July 26th Regular Session agenda. Council agreed to this suggestion.

Ordinances and Resolutions: None.

City Attorney: Rod Landwehr. Nothing to report.

City Manager: Ken Coleman reported on the following: there is a leak in the gym box roof at the Community Center and it will be repaired once it stops raining and dries out; the roof is not under warranty; Community Center revenues are up in June and the pool has seen increased use in the past month; work is starting on the Teller Street ball fields and the bids for the dugouts and fencing are underway; the city has received conceptual drawings of the proposed skatepark; landscaping is underway at the Community Center and irrigation water was started on the south east corner; the slurry seal project is wrapping up and is somewhat delayed due to the rain; and work on the concrete sidewalk repairs continues. Discussion ensued on next week's Council tour and meeting with the County Commissioners.

Acting City Manager: Police Chief Keith Robinson. Chief Robinson informed Council that Parking Enforcement Officer Andy Lieberman's last day with the City will be next week. He has accepted a position as a Police Officer with the City of Woodland Park. The yearly Explorer Scout Law Enforcement Group is at WSC this week and the City has been working with those students. Councilor Nesbitt asked about burglaries. Chief Robinson stated that the rash of burglaries of last year has pretty much stopped. There have been some "opportunity-type" burglaries lately, mainly in unlocked vehicles.

City Clerk: Gail Davidson. Reported that Deputy Clerk Tara Kindall has been busy working on the new City website. She is working with all of the departments on creation of their departmental pages and we anticipate an early September launch of the new site. The Gunnison Valley Observatory held a very successful Young Astronomers Day Camp last Saturday.

Non-Scheduled Citizens: None.

City Council Discussion, Meeting Reports, Items for Work Session:

Councilor Drexel: reported that Region 10 has acquired a \$600,000 grant and Region 10 is providing administrative consulting to the All Point Transit Group.

Mayor Pro Tem Harriman: reported she attended the Mayors'/Managers' meeting with Chief Robinson in Pitkin last week. The towns of Crested Butte and Mt. Crested Butte both reported their sales tax was up in May. The new format for the meeting's was also discussed. The monthly host will decide on discussion topics to be discussed. WSC will host in August. Mayor Pro Tem Harriman then reported she served as a 4-H Project judge at Cattlemen's Days and attended the BOCC meeting this morning. Economic Development and housing linkage fees were discussed. The Butch Clark property, up Lost Canyon, was discussed. The Director of the Public Land Trust will be in town tomorrow to tour the property with the Gunnison Housing Authority. Most likely, the property will be divided into the land and a 10 acre parcel with the cabin on it. The USFS may purchase the land parcel. Options are still being discussed.

Mayor Houck: reported he attended the Gunnison County Trails Commission meeting last night. They discussed the Forest Service trail closures that are taking place. At the RTA meeting last Friday, they discussed that the Houston service contract is still not signed but people can purchase tickets now. At the CB 4th of July festivities, he beat Mayor Leah Williams of Crested Butte in a pie eating contest. Mayor William Buck of Mt. CB was a no show.

Councilor Nesbitt: reported the annual WSC Water Workshop will take place next week. He can't attend all of the workshops. After discussion, City Manager Coleman will schedule the available City slots for any Councilor wanting to attend. In addition, the memorial service for Dennis Steckel will be on Wednesday, July 20th at 7pm at the WSC Student Center on the south patio. Clerk Davidson will post a notice for the Water Workshop and the Memorial Service.

Adjournment: Mayor Houck called for any further discussion, and hearing none, adjourned the meeting at 8:39 P.M.

Mayor

City Clerk