

JUNE 11, 2013

**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 Drexel, with Councilors Riggs, Ferguson, Steinbeck, and Hagan present along with City Attorney Fogo, City Manager Coleman, City Clerk Davidson, Communications Supervisor Dotts, many interested citizen and the press. A Council quorum was present.

Consideration of Minutes:**Regular Session Meeting Minutes of May 28, 2013.**

Councilor Riggs moved and Councilor Ferguson seconded the motion to approve the Regular Session Meeting minutes of May 28, 2013, as submitted.

Roll call vote, yes: Riggs, Ferguson, Drexel, Steinbeck, Hagan. So carried.

Roll call vote, no: None.

Pre-Scheduled Citizens:

Update from Gunnison/Crested Butte Tourism Association – Executive Director Pamela Loughman. Ms. Loughman introduced Tourism Association (TA) Board Member Frank Kugel. She then gave an overview of the Gunnison/Crested Butte Tourism Activities Report for 2012. Topics discussed included the following: the TA is not a membership organization but does support Valley-wide Chamber members as partners; the Board of Directors has developed a 3-year Strategic Business Plan and a 3-year Marketing Action Plan in order to promote tourism in the entire Valley; the TA website is the official visitor website for Gunnison and Crested Butte; the TA will be launching a new website soon; the TA assists with the Community Calendar but does not host that calendar; 33% of web requests for information are now made from hand-held devices; the Local Marketing District Tax (LMD) was up approximately 11% in 2012; and a new Summer Vacation Guide is now available and both ends of the Valley are represented. Ms. Loughman passed out copies of the Guide to Council. Mr. Kugel reminded Council that the Gunnison River Festival is next Wednesday through Sunday and will be 5 action-packed days. Mr. Kugel thanked the City, especially Events Coordinator John Messner, for its participation in that event. Mayor Drexel thanked both Ms. Loughman and Mr. Kugel for their reports.

Unfinished Business: None.

New Business:**Discussion on Police Building Project Bids & Direct Staff to Enter Into Negotiations.**

A memo from City Manager Coleman outlining the bid process was included in Council's packets. Mayor Drexel reviewed the process the selection committee followed. The City Manager stressed this process has been going on for some time and the construction timeline is critical due to Communications having to move out of the County Courthouse by January 1, 2014. The Review Committee recommendation is to award the contract to Ridgway Valley Enterprises from Montrose. They met all of the criteria required in the Request for Bids notice.

Councilor Steinbeck stated she wanted to use a local contractor but they didn't meet the required criteria. At Councilor Riggs' request, the City Manager explained the City's Purchasing Policy and its local preference provision. If the local responsible bidder is within 3% of the low responsible bid, then the bid is awarded to the local contractor. Value Engineering was discussed, but that was not considered by the Review Committee on the initial bid, only the construction price, the provided timeline, the contractor's experience with building to LEED standards and what subcontractors were included in the bid proposal. Value Engineering will enter into the negotiation process. Councilor Hagan suggested encouraging the use of local subcontractors be added to the Purchasing Policy. Mayor Pro Tem Ferguson stated it seems like locals don't get any of the big construction jobs in Gunnison. He would like to see them grow and get more of the contracts. Discussion ensued on how to encourage or develop the local contractors to get those jobs. City Manager Coleman reminded Council that we are responsible for spending citizen public funds, and based on that, he asked; where are the local contractors and where are their low bids? He stated the Committee struggled with their decision to go with a non-local contractor. City Engineer Zerger worked closely with the local contractors and subcontracts prior to the bid process. We only received one local contractor bid and it was incomplete. If we aren't ethical in following the bidding process, then no one will bid on a project and this will drive up costs for the taxpayers.

City Engineer Zerger expressed his concerns. He too would like to see a local company get the contract. The locals provided a lot of upfront pricing information in the development of the plans. This is a critical services building and it is much easier, when a problem develops, to call

the local contractor to fix the problem than wait for an out-of-town business. Engineer Zerger then reiterated the project timeline has no room for delay. Not having a complete bid from a local contractor creates delays. The City needs to have the LEED certification for the building in order to receive the DOLA Grant funds. Ridgway has had recent experience in successfully completing LEED-certified projects. Engineer Zerger too would much rather see a local contractor get the bid but they didn't meet the specifications.

Mayor Drexel asked for citizen input.

Martin Klinowski, owner of Puchek Construction, addressed Council. He acknowledged his proposal was not a firm bid and didn't include the timeline or list of subcontractors. He is not a large contractor but his team can do the project. The bonding requirements and LEED certification scared off the locals. Mr. Klinowski asked Council why local contractors should even participate if the bid always goes out of town. He'd be willing to knock off \$10-15,000 as well. He is new at this level of proposals. He knows it is a crunch deadline and the City should keep it local. There are a lot of local subcontractors in the room this evening. Times are tough right now.

Steve Putnam, from Ridgway Valley Enterprises, informed Council he has sat in the Montrose Council Chambers, just like these local businesses, and has asked the same question. His company is from Montrose, and even if it is not Gunnison, they are a neighbor and not from the front range. They intend to spend 64.2% locally in Gunnison. They would like to hire many of the subcontractors sitting in the Council room this evening. They understand the hard times the locals have expressed and would like to work with them on the project.

John Hendry, owner of Mountain Surfaces, a local flooring company, asked Council why they should put in an effort for a bid when the bid always goes out of town. They gave free proposal and design information to the City and then it goes out of town. The locals pay taxes, keep people in the schools, keep local people employed, and are part of the community. The City needs to keep more local.

Mayor Drexel reiterated that the Committee struggled over this decision. If there was a rule that only locals be hired for City projects that could be a problem. But we are spending taxpayer dollars and we have to spend those in the best way possible.

Mayor Pro Tem Ferguson challenged everyone to find a way for more local projects to be granted to local contractors that meet the project specifications. What can be changed?

Chuck Dotts, Communications Supervisor, told Council he is not a construction person. He just knows that we need to get the building done quickly. He is a 3rd generation local and supports the locals. However, the RFP went out and the decision presented is based on the proposals received and the interviews that were conducted. We need to look at the problem and fix it in the future, but proceed now.

City Manager Coleman commended Mr. Klinowski for submitting a proposal. Personally, he would prefer the project go to a local contractor. However, in this instance we need to proceed quickly. The Contract will now be negotiated and developed and the process moved forward. The Notice to Proceed needs to be issued by July 10th and that gives less than six months to complete the project. The Contract specifies the building be done by November 15th so that the technical communication installations be completed and the facility be move-in ready and functioning prior to January 1, 2014. There is no wiggle room being granted by the County. Engineer Zerger stated a fixed cost contract, with a not to exceed price, will be done after negotiations. We hope to have that contract to Council on June 25th.

Mayor Pro Tem Ferguson stated that our integrity requires us to follow our defined process and changes can come with the next project.

Councilor Hagan moved and Councilor Steinbeck seconded the motion to enter into Contract negotiations with Ridgway Valley Enterprises, Inc., for the construction of the Police Department Facility.

Roll call vote, yes: Ferguson, Drexel, Steinbeck, Hagan, Riggs. So carried.
Roll call vote, no: None.

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Ordinances and Resolutions: None.

Staff/Council Reports:

City Attorney Kathleen Fogo: nothing to report.

City Manager: Ken Coleman reported on the following: he thanked all of Council for attending the City-hosted Mayors'/Managers' meeting last week and for the discussion on the City's internship program; the Relay for Life Event took place last weekend as did the Diamonds in the Rockies girls softball tournament; there were a lot of people in town last weekend; the Arbor Day celebration was great, especially the special music provided by Millie; and he reminded Council about the Gunnison Volunteer Fire Department dinner and tour at the Firehouse tomorrow evening.

Acting City Manager/City Clerk: Gail Davidson. Nothing to report.

WSCU Liaison: Absent until late August.

Non-Scheduled Citizens: None.

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

Councilor Riggs: reported she had a discussion with Gary Pierson of WSCU regarding the concept of serving liquor at the University. She will be attending the CML Conference and will be absent from the Work Session meeting on June 18th. Mayor Drexel asked Councilor Riggs to bring up at CML reduction of the amount of hardcopy materials they mail out to members. It is wasteful and expensive. The conference in Vail is expensive and CML needs to look at cutting member costs. Councilor Riggs then mentioned the Whitewater Festival is next weekend.

Mayor Pro Tem Ferguson: informed Council he also talked with Gary Pierson about the University liquor sales and other issues on campus. He attended the Arbor Day celebration and it was delightful.

Councilor Steinbeck: reported she participated in the opening of the Columbine Girls State conference. They had 200 young women attending and opened with a flag ceremony. She also attended the classical music event at the Gunnison Arts Center and it was very well done, the Habitat for Humanity groundbreaking that had very hard ground, and the Arbor Day event. She was pleased with the City crews that helped with the tree planting. She will be attending the County Historic Preservation meeting and the meeting concerning Gunnison Health Issues. She will report on these meetings next week. Councilor Steinbeck then mentioned she has had concerns expressed to her about the speeds on West Highway 50 as people drive west out of town and the difficulty people have in turning off the service road and onto the highway. A short discussion on traffic control ensued. City Manager Coleman stated that speed enforcement on that stretch will be mentioned to the Police Chief. Councilor Steinbeck then mentioned she went by the parked motorhome and she didn't see any problem with the situation. Councilor Riggs asked that a response to Olga Schechter be drafted. City Manager Coleman stated Staff will draft a response. Mayor Drexel mentioned the unintended consequences that could happen if the Code were changed and Mayor Pro Tem Ferguson concurred that a rule change would have a big impact in the community.

Councilor Hagan: reported he attended the Habitat for Humanity groundbreaking ceremony and it was very good. Members of the State Habitat Board were in attendance. He attended other meetings as well and those have already been mentioned.

Mayor Drexel: reported he attended the Colorado Division of Parks & Wildlife BBQ on Wednesday night and there was discussion on the CDPW proposed Discovery Center. Friday is Flag Day and he will be giving the speech.

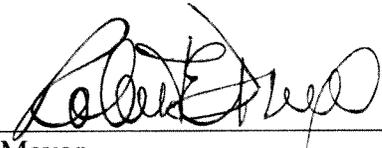
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The City Manager then discussed the process for Saturday's Council retreat. They will discuss short-range vision and what they learned from citizens while on the campaign trail. All ideas will be written down and then discussed by staff and how they might be accomplished. A short discussion ensued and City Manager Coleman asked each Councilor to bring their 5 top priorities for the community to the meeting. Councilor Riggs also asked the Manager to provide copies of the priorities lists that were developed by prior Councils and what was implemented.

Adjournment: Mayor Drexel called for any further discussion, and hearing none, adjourned the meeting at 8:44 P.M.



Mayor



City Clerk