

JUNE 10, 2014

**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, and Steinbeck present along with City Attorney Fogo, City Manager Coleman, City Clerk Davidson, Community Development Director Westbay and the press. Councilor Hagan was absent. A Council quorum was present.

Consideration of Minutes:**Regular Session Meeting Minutes of May 27, 2014.**

Councilor Steinbeck moved and Councilor Riggs seconded the motion to approve the Regular Session Meeting minutes of May 27, 2014.

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

Roll call vote, no: None.

Pre-Scheduled Citizens:**Energy Performance Contracting – Mark Holmes with Rocky Mountain Trane.**

City Manager Coleman informed Council that Mr. Holmes was invited to speak at the request of several Councilors who had attended the CML District Meeting in Delta several weeks ago.

Mr. Holmes then addressed Council. Energy Performance Contracting provides a self-funded solution for an energy savings project. The savings are obtained through lower utility payments and the savings are guaranteed by the contractor. The process is strictly regulated through the Colorado Energy Office and its performance contracting guidelines that are set forth in State Statutes. The process is three stages: feasibility development, the project development; and then implementation of the project. Mr. Holmes reviewed the seven primary areas for energy savings. These include: improvements to HVAC systems; building envelope upgrades; facility lighting; outdoor lighting and street lights; water and wastewater component upgrades; water meter upgrades; and utility tariff reduction. Mr. Holmes stated there is no money paid up-front. If the savings are not more than the initial lease payment then the contractor pays the difference. Discussion ensued on the process. Council agreed it is an interesting concept. It is always good to look at ways to do projects better and the City can keep this process in mind for future needs. Mr. Holmes will meet with City Manager Coleman tomorrow morning to discuss possible future projects. Council thanked Mr. Holmes for coming and providing Council with this information.

Unfinished Business: None.

New Business:

Excuse Councilor Hagan from Meeting. City Clerk Davidson informed Council that Councilor Hagan came into the office last Friday and informed her he had to make a trip to Montana for personal business and we would not be in attendance at the June 10th Regular Session meeting.

Councilor Steinbeck moved and Councilor Riggs seconded the motion to excuse Councilor Hagan from this evening's Regular Session meeting due to personal business.

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

Roll call vote, no: None.

Appointments of Two Terms on Zoning Board of Adjustments and Appeals and One Term on Planning & Zoning Commission. City Clerk Davidson informed Council that she had advertised the vacancies on the Zoning Board of Adjustments and Appeals and the vacancy on the Planning & Zoning Commission. She notified the incumbents on those Boards and each of them expressed interest in continuing in serving on those Boards. Council can vote on the appointments by one motion or can vote separately for each Board and Commission. Mr. Erich Ferchau was present at the meeting. Council thanked him and the other applicants for their service on the Boards and for their willingness to continue to serve.

Councilor Ferguson moved and Councilor Riggs seconded the motion to appoint Wesley Bailey, Jr. and Scott Frazier to three-year terms on the Zoning Board of Adjustments and Appeals and Erich Ferchau to a five-year term on the Planning and Zoning Commission.

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

Roll call vote, no: None.

Approve Consulting Contracts for Comprehensive Plan Update with MIG Associates and Terry Schliesman and Authorize Mayor's Signature on Said Contract. These contracts were discussed at last week's Council Work Session meeting. Community Development Director Westbay informed Council that City Attorney Fogo has reviewed the contracts. Councilor Riggs asked if there should be a completion date in number 13 on the MIG contract. Director Westbay clarified that December 31st is the date and it is stated in another location in the contract.

Councilor Riggs moved and Councilor Ferguson seconded the motion to approve the Planning Services Contract with MIG and the Facilitation Services Contract with Terry Schliesman for the City's Comprehensive Plan Update Project and to authorize the City Manager to execute the Contracts.

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

Roll call vote, no: None.

Action on Pulaski Minor Subdivision. Community Development Director Westbay informed Council that Mr. Pulaski is requesting that the property owned by Jani and Tom Pulaski located at 101 N. 10th Street be subdivided into two parcels that are approximately 1.38 acres and 0.51 acres in size. The applicants would like to subdivide the main house from the remaining 17 units and replat those 17 units into 5 single unit structures and 6 duplex structures as townhomes. This would be a Minor Subdivision since the property is comprised of 8 or fewer lots and is less than 4 acres. The Application was not presented to Council at a Work Session since Council is making a quasi-judicial decision involving individual property rights. Due process review of those types of rights is very stringent. The Planning & Zoning Commission reviewed the Application and based on the review standards for a subdivision, the Commission recommends approval of the Minor Subdivision based on nine Findings of Fact. Director Westbay briefly reviewed several of those Findings. A non-motorized public access will be provided in the 30' wide north-south utility easement. A new water line is required for the proposed Parcel B. The two nonconforming structures that don't meet setback requirements will be addressed with a variance application prior to a Townhome Plat application. City Council has three options. Those options are to approve the final plat as proposed, deny the final plat or remand the Application back to the Planning & Zoning Commission for further review.

Council discussion ensued. Councilor Steinbeck stated this is a great opportunity to improve the property. Director Westbay stated this Application will provide an affordable niche in the housing market. Councilor Riggs asked about the future process. Director Westbay stated that the townhome plat will come forward next along with the Variance Application for the 2 nonconforming structures.

Councilor Steinbeck moved and Councilor Ferguson seconded the motion to approve Minor Subdivision Application SB 14-1, Pulaski Subdivision, Final Plat.

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

Roll call vote, no: None.

Ordinance and Resolutions:

Ordinance No. 5, Series 2014; Re: Vacation of a Portion of South 10th Street Bounded by Railroad Avenue on the North and the Gunnison-Crested Butte Regional Airport to the East (Lots 1-10, Block 17, Rio Grande Addition, to the South and to the West (Lots 11-20, Block 18, Rio Grande Addition), City and County of Gunnison, State of Colorado; 1st Reading. Councilor Riggs introduced Ordinance No. 5, Series 2014, and it was read by title only by the City Attorney.

Airport Manager Rick Lamport stated the vacation is precipitated by FAA regulations regarding the air protection zone for operations. Councilor Steinbeck asked Director Westbay if the City's interests are covered and he stated yes, they are. Mayor Drexel asked City Manager Coleman if he was comfortable with the vacation. City Manager Coleman stated the street is already a road to nowhere so there should be no future problems with the vacation.

Councilor Riggs moved and Councilor Steinbeck seconded the motion that Ordinance No. 5, Series 2014, **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GUNNISON, VACATING A PORTION OF 10TH STREET, CITY OF GUNNISON,**

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STATE OF COLORADO, be introduced, read, passed, and ordered published on first reading this 10th day of June, 2014.

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

Roll call vote, no: None.

City Attorney Kathleen Fogo: had no report.

City Manager: Ken Coleman reported on the following: the Farmers' Market starts this Saturday; Relay for Life starts Friday night at Jorgensen Park; the Community Center will be hosting their 1st State Gymnastics meet; planning continues on the dog park site located south of Jorgensen Park; street improvement projects continue; there was a water break today and the crews repaired it quickly; trail work by the Community School was completed; planning for Cattlemen's Days is taking place; and planning for the City-hosted Annual CAMU Meeting is underway.

Acting City Manager/City Clerk: Gail Davidson informed Council the Gunnison Valley Observatory will be open for public viewing for the season this Friday evening and will be open every Friday and Saturday evening through September 13th.

Non-Scheduled Citizens: None.

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

Councilor Riggs: reported she had nothing new to report. There was a water break at night on North Boulevard this past weekend and she was impressed by the Water Crew and their weekend response on getting it repaired.

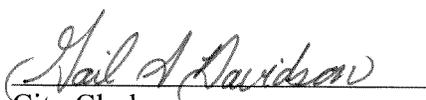
Mayor Pro Tem Ferguson: reported he participated in the Gunnison Valley Observatory "First Light" dedication of the Dr. Theodore Violett Memorial Observatory telescope on Saturday evening. Through major donors, the facility was able to purchase great equipment and software that will enable research quality astronomic observation. It is a strong asset to the community and should bolster scientific tourism. He thanked Mayor Drexel and Councilor Steinbeck for attending the dedication as guests. Mayor Pro Tem Ferguson then complimented the Parks crew for the landscaping at the Community Center. It has come a long way. It looked good for the City-hosted Mayors'/Managers' meeting last week. He enjoyed the productive conversation at that meeting regarding marijuana sales issues.

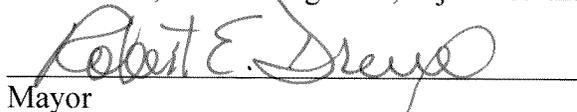
Councilor Steinbeck: reported she attended the Observatory First Light Dedication event. The food was delicious and there were tourists and many others in attendance. She was pleased that 100% of Council attended the Mayors'/Managers' meeting last week. There is no June Regional Housing Authority meeting since a lot of work went into obtaining the Housing Tax Credits for the Crested Butte Workforce Housing Project. She is also working with WSCU on the upcoming fall Homecoming activities.

Mayor Drexel: reported he too attended the Gunnison Valley Observatory First Light dedication and it was very well done. He then thanked everyone for attending the Mayors'/Managers' meeting. He thought the discussion was good. He also welcomed the Girls' State participants and they are an impressive group. The future is in good hands. Mayor Drexel then asked about mosquito spraying. City Manager Coleman stated the City pays their assessment to the County and the County contracts the spraying. He will contact the County for more information.

City Manager Coleman informed Council that two new businesses in Gunnison, Integrated Design Studios and Whetstone Engineering, have invited Council to tour their businesses. The City Manager will make tour arrangements for Tuesday morning, June 24th.

Adjournment: Mayor Drexel called for any further discussion, and hearing none, adjourned the meeting at 8:08 P.M.


 City Clerk


 Mayor