**APRIL 14, 2015 CITY OF GUNNISON COUNCIL 7:00 P.M.**
**REGULAR SESSION MEETING MINUTES**

The City Council Regular Session meeting was called to order at 7:00P.M., by Mayor Drexel with Councilors Riggs, Ferguson, and Steinbeck present along with City Attorney Fogo, City Manager Coleman, Acting City Manager Bradford, City Clerk Davidson, Finance Director Cowan, Parks & Recreation Director Ampietro, Community Development Director Westbay, WSCU Liaison Ballesteros, a couple citizens and the press. Councilor Hagan was absent. A Council quorum was present.

**APRIL 14, 2015 PUBLIC HEARING 7:00 P.M.**
**Receive Public Input on the merits of Text Amendment application, ZA-1-a5, proposing an amendment to Section 12.3 Overview of Subdivision Procedure and to correct typographical errors within the City of Gunnison *Land Development Code.***

Mayor Drexel opened the public hearing at 7:02 P.M., and stated it is Tuesday, April 14, 2015, in the City Council Chambers of City Hall, 201 W. Virginia Avenue in Gunnison Colorado. Present at the public hearing are myself, Mayor Bob Drexel, City Councilors Carolyn Riggs, Stu Ferguson, and Anne Steinbeck, City Attorney Kathleen Fogo, City Manager Ken Coleman, City Clerk Gail Davidson, Community Development Director Steve Westbay, and several City Staff members. The purpose of this public hearing is to receive input on the merits of a Text Amendment application, ZA-15-1 proposing an amendment to Section 12.3 Overview of Subdivision Procedure and to correct typographical errors within the City of Gunnison *Land Development Code*.

Mayor Drexel called for proof of publication. City Clerk Davidson responded the affidavit of publication is in the official file and a copy of the notice is included in Council's packets.

Mayor Drexel then called for City Staff & Applicant Comments, and Recommendation. Community Development Director Westbay provided staff comments as the applicant. Director Westbay informed Council the amendment to the *Land Development Code* (LDC) amends five areas. There is a reclassification of a major subdivision to a minor subdivision for the purpose of a demonstrated community benefit. Review standards are proposed that must be met for approval of a subdivision reclassification. The text amendment allows a bed and breakfast to be located in the Commercial District zone. Amendments to Table 4-7 are made regarding off-street parking requirements for hostels, and minor corrections to the sign code Tables 4-12 and 4-14 were made regarding signs in non-residential zone districts and in single-family and duplex zone districts. There is also a clarification in Section 9 regarding the waivers process for the Planning and Zoning Commission. All LDC text amendment requests must comply and be compatible with criteria addressed in the City's Master Plan and preserve the health, safety and orderly development of the community. After holding a public hearing on the text amendment on March 18, 2015, both the Planning & Zoning Commission and City Staff recommend approval of the text amendment.

Mayor Drexel asked if anyone present wished to give public comment on the issue to please come forward, sign the speaker's sheet, and state their name for the record. No one came forward. Mayor Drexel then asked if any letters, emails or other comments had been received regarding the Text Amendment. City Clerk Davidson stated no other comments were received. Mayor Drexel then asked for any further comments from anyone. Hearing none, he closed the public hearing at 7:06 P.M.

**Consideration of Minutes**:

**Regular Session Meeting Minutes of March 24, 2015.**

Councilor Steinbeck moved and Councilor Riggs seconded the motion to approve the Regular Session meeting minutes of March 24, 2015, as submitted.

Roll call vote, yes: Riggs, Ferguson, Steinbeck. Motion carried.
Roll call vote, no: None.
Roll call vote, abstain: Drexel. He was absent from the meeting.

**Pre-Scheduled Citizens:**

**GHS Student Leadership Council Request to Paint Horseshoes on 11th Street – GHS SLC Students.** The High School students were not present at this time. (They arrived later in the meeting – see below.) City Manager Coleman informed Council the Gunnison High School (GHS) Student Leadership Council (SLC) students are proposing painting horseshoes on 11th Street from Highway 50 to the High School. SLC Advisor Gloria Waggoner informed him that the GHS administration supports the proposal. Discussion ensued regarding the need for a written agreement or license agreement between the City and GHS regarding continued maintenance.

**Unfinished Business:** None.

**New Business:**

**Excuse Councilor Hagan from Meeting.** Councilor Steinbeck moved and Councilor Riggs seconded the motion to excuse Councilor Hagan from this evening's meeting due to his absence on personal business.

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

**Action on License Agreement Application from High Alpine Brewing Company to Construct a Deck Over City Sidewalk at 111 N. Main Street.** This agreement was discussed at last week's Council Work Session meeting. City Manager Coleman explained the License Agreement is to place a deck over the City sidewalk, extending 12 feet out from the front of the building. The Agreement was reviewed by the City Attorney and her noted change has been made to the Agreement. CD Director Westbay informed Council construction of the deck and shed roof will be subject to the issuance of a building permit. Glassware or other breakable items will be prohibited on the deck. Use of the deck will not be allowed until the project is approved by the Building Official. The applicants informed Council that their staff will monitor the deck for any glass or breakable items, and signage will be used for control on the deck as well. They anticipate using stainless steel pints for their beer cups.

Councilor Ferguson moved and Councilor Riggs seconded the motion to approve the License Agreement with High Alpine Brewing Company to construct a deck over the City sidewalk at 111 N. Main Street and to authorize the Mayor to sign said Agreement.

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

**Action on Approval of 2015 Street Improvements Contract with United Companies of Gunnison in an Amount Not to Exceed $570,000.** The 2015 Street Improvements projects were discussed at a prior Work Session meeting. Public Works Director Bradford reminded Council that $100,000 of the total budgeted Street Improvements funds have been earmarked for the Complete Streets Highway Project.

Councilor Steinbeck moved and Councilor Riggs seconded the motion to award the 2015 Street Improvements Contract to United Companies of Gunnison in an amount not to exceed $570,000 and to authorize the expenditure of $100,000 of the Street Improvement Funds for the Complete Streets Highway Corridor Project.

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

**Action on Senior Addition Construction Fee Waivers.** This item was discussed at last week's Council Work Session meeting. City Manager Coleman reminded Council this waiver is for building department plan check and building permit fees only and not for tap fees.

Councilor Ferguson moved and Councilor Steinbeck seconded the motion to waive the City building permit and plan check fees for the Community Center Senior Addition Project.

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

**Action on Approval of VISA Purchase Card Policy/Procedures Manual.** This item was discussed at last week's Work Session meeting.

Councilor Steinbeck moved and Councilor Ferguson seconded the motion to approve the VISA Purchase Card Policy and Procedures Manual as presented.

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

**Action on Bond Arbitrage Compliance Study Funding.** This item was discussed at last week's Council Work Session meeting.

Councilor Riggs moved and Councilor Ferguson seconded the motion to approve the funding for the Bond Arbitrage Compliance Study

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

**Action on MEAN Members Committee Appointments.** This item was discussed at last week's Council Work Session meeting.

Councilor Riggs moved and Councilor Steinbeck seconded the motion to appoint Ken "Tex" Bradford as the representative and Will Dowis as the alternate to the MEAM Members Committee.

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

Representatives from Gunnison High School arrived at the meeting and came forward to address Council regarding the street painting project. Gunnison High School SLC member Drew Hanks passed out a page depicting the horse shoes proposed to be painted on 11th Street from Tomichi Avenue north to Ohio Avenue, and then west on Ohio Avenue to the front door of the High School. He stated several other high schools have done projects like this in their towns. Drew stated the project will bring student school pride and will bring the school and community together. The SLC will pay for the materials and they are not asking for any City funds. The students hope to paint the horse shoes during their annual SpringFest event every spring. Discussion ensued.

Councilor Riggs moved and Councilor Ferguson seconded the motion to approve the Gunnison High School SLC horse shoe project contingent upon the receipt of an agreement letter from the High School Administration agreeing to do the long-term maintenance of the project. Principal Andy Hanks was present and stated the administration agrees with the project and will get the letter to Council.

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

**Ordinance and Resolutions:**

**Ordinance No. 1, Series 2015; Amending Section 5.40.050 of the Gunnison Municipal Code Regarding Restraint and Control of Dangerous and Vicious Animals, 2nd Reading.** Councilor Steinbeck introduced Ordinance No. 1, Series 2015, and it was read by title only by the City Attorney.

Councilor Steinbeck moved and Councilor Riggs seconded the motion that Ordinance No.1, Series 2015, **AN ORDINANCE AMENDING TITLE 5. GENERAL OFFENSES, CHAPTER 5.40 ANIMALS, SECTION 5.40.050, ANIMAL CONTROL AND RESTRAINT OF THE GUNNISON MUNICIPAL CODE RELATING TO DANGEROUS DOGS AND VICIOUS ANIMALS,** be introduced, read, passed and adopted on second and final reading this 14th day of April, 2015.

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

**Ordinance No. 2, Series 2015; Re: Amending Section 5.10.080 Regarding Disorderly Conduct and 5.10.210 Regarding Theft of Rental Property, of the Gunnison Municipal Code, 2nd Reading.** Councilor Riggs introduced Ordinance No. 2, Series 2015, and it was read by title only by the Mayor.

Councilor Riggs moved and Councilor Steinbeck seconded the motion that Ordinance No. 2, Series 2015, **AN ORDINANCE REPEALING TITLE 5 CHAPTER 5.10 GENERAL OFFENSES, SECTION 5.10.080 DISORDERLY CONDUCT, C., and SECTION 5.10.200, THEFT OF RENTAL PROPERTY, OF THE GUNNISON MUNICIPAL CODE,** be introduced, read, passed and adopted on second and final reading this 14th day of April, 2015.

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

**Ordinance No. 3, Series 2015; Re: Amending Section 12.3 Overview of Subdivision Procedure and to correct typographical errors with the City of Gunnison *Land Development Code*, 1st Reading.** Councilor Steinbeck introduced Ordinance No 3. Series 2015, and she read it by title only.

Councilor Steinbeck moved and Councilor Riggs seconded the motion that Ordinance No. 3, Series 2015, **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GUNNISON TO AMEND SECTION 12, SUBDIVISION STANDARDS, REGARDING A SUBDIVISION RECLASSIFICATION FROM A MAJOR TO A MINOR SUBDIVISION AND MINOR AMENDMENTS WITHIN THE CITY OF GUNNISON LAND DEVELOPMENT CODE,** be introduced, read, passed and ordered published on first reading this 14th day of April, 2015.

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

**City Attorney Kathleen Fogo:** had no report.

**City Manager: Ken Coleman** reported on the following: July 30th has been set for the annual CityFest event; development of the marijuana code ordinance is on track and continuing; and he is impressed by all of the activity downtown. There is a tremendous amount of entrepreneurial efforts taking place.

**Acting City Manager: Public Works Director Tex Bradford** reported: the tree dump is open for the season and Cara Jean has returned to oversee that operation; the ditches headgate will be turned on May 4th, and it takes about a week for water to flow into all of the ditches; Arbor Day will take place on May 11th; and bids for this year's slurry seal and crack sealing projects will be opened next Monday.

**Parks & Recreation Director: Dan Ampietro** reported the bids for the construction of the Community Center Senior Addition will be opened tomorrow afternoon.

**City Clerk: Gail Davidson** informed Council that the ballots are at the printers and should be mailed out next Wednesday. The dates of the various upcoming marijuana code meetings are listed on the City website and can be accessed through the link on the front page.

**WSCU Liaison: Stefano Ballesteros** reported everyone is getting ready for graduation.

**Non-Scheduled Citizens**: None.

**City Council Discussion, Meeting Reports, Items for Work Session**:
**Councilor Riggs:** reported the Community Cleanup and Garden Festival will take place this Saturday starting at 9am at the Fred Field Center and the next One Valley Prosperity Project community conversations meeting will be at 5:30pm on April 20th in the WSCU Ballroom. She encourages everyone to attend and give their input.

**Mayor Pro Tem Ferguson:** also extended the invitation to everyone to the One Valley Prosperity event at WSCU on April 20th.

**Councilor Steinbeck:** stated it is tremendous that the entire valley is coming together as one to improve the Gunnison Valley. She then reported she was very impressed with the City water crew who came out to her house and changed out the water meter. They were very efficient and professional. The Gunnison Business Women are hosting their 25th year of Celebration of Women. City Clerk Gail Davidson and Gunnison Times reporter Chris Rourke, who are both present, are being recognized this year. It will be a festive occasion at the Palisades Restaurant on Wednesday, April 22nd to recognize the 2015 award winners. Councilor Riggs is a past winner of a GBW award and will be present at the event as well.

**Mayor Drexel:** reported he attended the Fire Department Open House, and took a look at the new fire truck. The truck has already been out on fire calls four times. It was a nice event. The Fire Department reported the bids for the new truck chassis will be open in May.

**Executive Session: Pursuant to C.R.S. : Pursuant to C.R.S. §24-6-402(4)(e) to Determine Positions relative to matters that may be subject of negotiations; developing strategies for negotiations; and instructing negotiators. No Council Action Will Take Place During An Executive Session.**

Councilor Steinbeck moved and Councilor Ferguson seconded the motion to go into Executive Session, the purpose of which is pursuant to C.R.S. §24-6-402(4)(e); For the purpose of discussing positions relative to matters that may be subject of negotiations; developing strategies for negotiations; and instructing negotiators. The Executive Session is not open to the public and action may not be taken.

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

Council went into Executive Session at 7:47 P.M.
Council returned to Regular Session at 8:17 P.M.

Councilor Steinbeck moved and Councilor Ferguson seconded the motion to return to the Regular Session meeting.

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

Councilor Steinbeck moved and Councilor Riggs seconded the motion directing the City Manager to pursue negotiations regarding property acquisition.

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

**Adjournment:** Mayor Drexel called for any further discussion, and hearing none, adjourned the meeting at 8:20 P.M.

Mayor

Gail A Davidson
City Clerk