

APRIL 20, 2021

**CITY OF GUNNISON COUNCIL
SPECIAL SESSION**

2:00 P.M.

The City Council Special Session meeting was called to order at 2:00 p.m. by Mayor Jim Gelwicks with Mayor Pro Tem Jim Miles and Councilor Boe Freeburn present in Council Chambers along with City Manager Russ Forrest, Community Development Director Anton Sinkewich, and City Clerk Erica Boucher. Councilor Mallory Logan, Councilor Diego Plata, Public Works Director David Gardner, City Engineer Cody Tusing, and City Attorney Kathy Fogo attended the meeting remotely. Also attending physically in Chambers were Police Chief Keith Robinson and Victims' Advocate Kathleen Felix. A Council quorum was present.

Proclamation for Victims' Rights Week, April 18-24, 2021. Councilor Miles introduced the proclamation proclaiming Victims' Rights Week to be April 18-24, 2021 and asked that it be read in full. Mayor Gelwicks and Councilor Plata alternated reading the proclamation in English and in Spanish. Mayor Gelwicks thanked Victims' Advocate Kathleen Felix, who received the proclamation, and Chief Robinson for their service to victims and for his work in obtaining grants to support this important position.

Victims' Advocate Felix expressed her gratitude for the City recognizing this week. She explained to Council that the Victims' Services department serves English and Spanish speaking residents. She mentioned that this position works with grant-funded contracted interpreters to decrease language barriers. This position assists all residents in the valley, including university students and employees of Vail Resorts, who are victims of a crime. Mrs. Felix supports all law enforcement agencies in the area and provides assistance to Hinsdale County or Colorado State Patrol when needed.

City Clerk Boucher presented the official proclamation to Victims' Advocate to Kathleen Felix.

Award of Contract for Palisades and Public Works Road and Drainage Project. City Engineer Cody Tusing presented the 2021 bids for Palisades and the Public Works Road and Drainage project. The 2021 bids included the intersection realignment for Spencer and Quartz to 11th Street and County Road 15. The project included a complete rebuild with the removal of the "Hollywood" curb and gutter and full depth reclamation of the existing asphalt. The bid also included expanding the storm sewer collection to remove some of the drainage pans that cause issues during snowstorms. The intersection project will be in conjunction with the library construction. There will also be bulb outs and ADA curb ramps added and that location will include a foundation for a new RTA bus stop. The project also included improvements to the Public Works parking lot and drainage and new safety detector loops. Public Works included an add-alternate for this bid to show the cost of having four foot attached sidewalks on the standard curb and gutter in Palisades. That work would add an additional cost of \$1,236,348.00 bringing the total bid to over \$3.7 million dollars. The base bid came in at \$2,476,437.50, which was within budget. Contractors are having a hard time finding companies to do the earthwork. United Companies, the bidder, suggested completing the intersection work in 2021 to coincide with the Library District project, and then return in 2022 to complete the Palisades project. This option gives some budget predictability for next year. Palisades would be fully completed in October 2022 and the intersection realignment would be completed in October 2021.

City Manager Forrest mentioned that the Library District/County and the City will be sharing the cost of the intersection work. The City will pay for two-thirds and the Library will be financially responsible for one-third of the cost. With the potential of this being a multi-year contract it includes an escalation/de-escalation clause. This clause lists what factors they would allow for some adjustment. Typically it is fuel and asphalt oil. Those prices would be adjusted against standard CPI index rates and would be within a 3% margin. This means pricing could be adjusted 3% without having to make changes to the contracts. This gives United Companies about \$74,000.00 in flexibility and is based on the price of the material.

It was recommended that Council move to authorize the City Manager to execute any and all contracts for projects including the Spencer intersection in 2021, Palisades, and Public Works in 2022, with an allowance of a 3% contingency per the CPI index. It was suggested to change the 3% contingency to an amount not to exceed \$75,000.00 without having staff return to Council for approval. Councilor Miles moved the direction as recommended by staff. Councilor Logan the seconded motion.

Councilor Freeburn asked about United Companies using local residents as part of their workforce. The City Engineer said they have, but everyone is struggling with being able to hire enough workers for their projects. Payments will be bond protected. A brief discussion occurred about sidewalks for the Palisades neighborhood not being included at this time. Engineer Tusing noted that Public Works has a price point to work with over the next year to get sidewalks and landscaping completed. Proceeding with sidewalks with the costs presented by United Companies would exceed the project budget.

Roll call, yes: Freeburn, Miles, Gelwicks, Logan, and Plata. So carried.

Roll call, no: None.

Lazy K Utility and Roads-Bid Results and Contracting. City Engineer Cody Tusing informed Council that Public Works received three favorable bids in response to the RFP for the Lazy K utilities and road work. The bid included work for phase 1 (east phase) and phase 2 (middle phase), which will be all of the underground utility work. There were also add-alternatives. One is an east-west sidewalk with ADA ramps on the north side that will connect phase 1 and phase 2. Another add-alternative is to move forward with the utility work on West Gunnison. It was recommended that the water main be relocated at this time because it sits under some of the housing lots and would be out of the way once the developer begins construction.

The low bidder was Rundle Construction out of Hotchkiss, Colorado. Gunnison has not worked with Rundle Construction before, but they were highly recommended by Lake City and Montrose. The base bid for phases one and two came in at \$1,302,852.23. Adding Alternate 1 for \$26,105 and Alternate 2 for \$73,268.62 plus 2% for Davis-Bacon administration for \$26,057.04 to meet the DOLA requirements brings the total cost of the project to \$1,428,282.89. The project was budgeted at \$1.6 million. The major funding source for this work, \$1.3 million, will come from the DOLA grant. DOLA indicated that contracts will be in place by the end of May and contracts with Rundle would be executed at that time. Rundle stated that they could finish this work in 2021 and are willing to wait for the DOLA contract.

It was noted that the developer is updating the construction cost numbers and is already receiving inquiries about the free market units now.

Councilor Miles moved and Councilor Freeburn seconded the motion to authorize the City Manager to execute any and all contract documents with Rundle Construction for the Lazy K utility and road work for an amount not to exceed \$1,428,282.89.

Roll call, yes: Miles, Gelwicks, Logan, Plata, and Freeburn. So carried.

Roll call, no: None.

Authorization to Submit CDOT Grant Applications. Public Works Director David Gardner explained to Council that in conjunction with the Palisades project, the department wants to straighten out the intersection at Spencer, Quartz, and 11th Street for safety reasons. The Library is relocating to that corner and will generate more traffic and safety issues for the kids crossing there to the community school and the new RTA bus stop. The City would like to apply for a CDOT Small Multimodal and Economic Resiliency grant through the Colorado Revitalizing Main Streets program. This program allows for a total award of \$250,000 and construction must be completed within eight months of the execution of the CDOT contract. Municipalities can apply for \$150,000 for one project under this grant. Staff confirmed with CDOT that Gunnison could enter into a contract with United Companies, but can not spend any of the grant related funding until after the CDOT contract is executed. United Companies would not be spending funding on the intersection until July. CDOT accepts and awards funding on a weekly basis. This is a reimbursement grant.

Councilor Miles moved and Councilor Plata seconded the motion to authorize staff to submit an application for a CDOT Small Multimodal and Economic Resiliency Grant via the Colorado Revitalizing Main Streets program in an amount not to exceed \$150,000. This grant requires a 10% match. Staff will use internal funding that it already had budgeted for the project to use as the match.

Roll call, yes: Gelwicks, Logan, Plata, Freeburn, and Miles. So carried.

Roll call, no: None.

With no further business, Mayor Gelwicks adjourned the Special Session at 2:48 p.m.

Jim Gelwicks, Mayor

City Clerk