

February 9, 2021

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

5:30 P.M.

The City Council Regular Session was called to order at 5:31 p.m. on Tuesday, February 9, 2021, remotely and in Council Chambers located at 201 W. Virginia Avenue in Gunnison, Colorado, by Mayor Jim Gelwicks. Mayor Pro Tem Jim Miles, City Manager Russ Forrest, and City Clerk Erica Boucher were physically present in Council Chambers. Councilor Mallory Logan, Councilor Boe Freeburn, City Attorney Kathy Fogo, Finance Director Ben Cowan, Western Liaison Adam Engleman, Senior Planner Andie Ruggera, and Community Development Director Anton Sinkewich attended remotely. A few other individuals participated in the Regular Session attending in-person and remotely. The press attended remotely. Councilor Plata was not in attendance. There was a Council quorum.

Citizen Input:

Mayor Jim Gelwicks called for Citizen Input twice, both to anyone in Chambers and from residents attending remotely. No citizens came forward to speak.

Action Items:

Approval of the January 26, 2021, Regular Session meeting minutes. Councilor Logan moved and Councilor Miles seconded the motion to approve the Regular Session meeting minutes of January 26, 2021.

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

Roll call, no: None.

ICELab Update. ICELab Manager Tanner Whiteford and ICELab Director David Assad presented an update to Council. Mr. Whiteford thanked Council for its support of the ICELab throughout 2020. He reviewed the ICELab's primary goal of enhancing economic prosperity in the Valley through three main pillars. The pillars were supporting existing and start-up businesses in addition to recruiting new businesses to the region. They also provide a co-working space for Western staff and students and community members. Mr. Whiteford reviewed the organization's cumulative metric goals and actuals for 2019 and 2020. In 2019, the ICELab set the following goals: to recruit one new company, create five professional jobs, have one job with an annual salary of \$50,000 or more, increase revenues by \$200,000, and place two Western undergraduate or graduate students in internships. At the end of 2020, the ICELab helped recruit two new companies into the area, helped create 22 jobs, assisted in the development of six jobs with a salary over \$50,000, brought revenues up to over one million dollars, and aided in placing 13 Western interns/graduate students in internships. Overall, the ICELab has met and exceeded every metric it placed on itself. The new companies recruited in the area are Blister in 2019 and Hassle Bike Labs in 2020. Mr. Assad noted that the ICELab helped facilitate the success of these new companies and job creation. Moosejaw will be sponsoring an outdoor accelerator program. Over 100 applications were received for the accelerator program. They were from 35 states, three countries and brought millions of views and media coverage to the Gunnison Valley. Ten finalists were selected for participation. Manager Forrest confirmed with Council that it budgeted \$40,000 for the ICELab in 2021. Council was reminded that the ICELab is open for business. ICELab representatives and councilors expressed appreciation for each other's work and dedicated efforts in 2020.

Renew Agreement for Calder Farm. City Manager Forrest introduced the agenda item by noting that two leases are in place on the Van Tuyl property. One lease is with Calder Farms and the second lease is with Parker Pastures. According to the City's emerging water study, Mr. Forrest explained that this land may be needed in the future for water storage or for a location of a wastewater treatment plant. Van Tuyl would be a strategic location for those future uses. Calder Farms, run by Blaine and MJ Pickett, is next to a residential zone. Calder Farms uses all organic products on the land, but discussion at the staff level has occurred regarding whether another location would be better for a farm and their ability to pursue new ideas. It may also be time after this lease expires for the City to do a RFP for the next lease. City Attorney Fogo noted that this new lease with Calder Farms is only for two years, not three, and locks in the annual rent amount for \$100/acre.

The Pickett's presented a slide show highlighting the work they have accomplished to date.

A few highlights were: producing over 12,000 pounds of vegetables, selling products at local farmers' markets, providing 500 families in need with food, and providing local restaurants with over 1,000 pounds of vegetables. They have hosted local school kids and university students at the farm for educational purposes. They run the farms with a holistic management philosophy, use all organic products, work with the Upper Gunnison River Conservation District, and compost as much as possible. The farm also offers employment and internship positions. The Pickett's are members of professional organic farming organizations and regularly give back to the community in many ways. Councilmembers commended them for their dedication to the land and the community. Calder Farms embodies the environmental and sustainable actions Gunnison wants to be a part of in the future.

Councilor Logan moved and Councilor Miles seconded the motion to authorize the Mayor to sign a lease agreement with Calder Farms with an ending or renewal date of November 30, 2022.

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

Roll call, no: None.

Resolution No. 2, Series 2021: *A Resolution of the City Council of the City of Gunnison, Colorado, commending Hannah White for her Semester of Outstanding Service as the Student Liaison on the Gunnison City Council Representing Western Colorado University from August 25, 2020 to January 25, 2021.*

Councilor Freeburn introduced and read Resolution No. 2, Series 2021, aloud and in full. Councilor Freeburn moved and Councilor Miles seconded the motion to adopt Resolution No. 2, Series 2021. After Councilor Freeburn read Resolution No. 2, Series 2021, aloud and in full, Council thanked Ms. White for her participation and contributions. Ms. White thanked Council and stated her appreciation for being able to serve as the Western liaison. Western student Adam Engleman returned as the University liaison to City Council as of February 9, 2021.

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

Roll call, no: None.

Ordinance No. 2, Series 2021, First Reading: *An Ordinance of the City Council of the City of Gunnison, Colorado, Establishing a Rate for the Electricity Consumed and Generated.*

Councilor Logan introduced Ordinance No. 2, Series 2021, and read it aloud by title only. Councilor Logan moved and Councilor Miles seconded the motion to pass and ordered to publish Ordinance No. 2, Series 2021, on first reading. Finance Director Ben Cowan noted that the only change to this section of the *Municipal Code* deals with the avoided cost rate and it is a reduction of the \$.02942/kWh rate to \$.02504/kWh. This change does not affect any residential customers. It only impacts one customer that has large solar arrays. This is the rate that MEAN will use to purchase and then send to the City excess power when a large generation system produces over 25 kW as approved by the MEAN Board. No other electric rates were amended for 2021.

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

Roll call, no: None.

Amended Georgia Avenue Memorandum of Agreement (MOA). Senior Planner Andie Ruggera reviewed the seven main points of the original Georgia Avenue MOA, which was executed in 2009, in association with the Gunnison Rising Annexation that addressed connection of Georgia Avenue to Gunnison Rising through Western and Western Foundation property. The original MOA included the portion of Georgia Avenue from Main Street to Adams and the extension through Western to Gunnison Rising. The MOA included measures to minimize the impact to Western including requirements for the following:

1. Developers to work with the City to create a Georgia Avenue Master Plan from Main Street to Adams Street;
2. A buffer between the annexed land and Escalante Drive (north/south portion) paid by the Developer and City;
3. Multi-modal improvements from Loveland to the annexed land to be developed from the created Master Plan and paid for by the Developer and the City;
4. Granting of right-of-way (90') easements through Western and the Foundation properties;
5. Creation of a Pedestrian Plaza south of the Mountaineer Bowl paid by the Developer and City;

- 6. Design and construction of entrance improvements on Adams Street (from Tomichi) paid by Developer and City;
- 7. Preservation of diagonal parking between Loveland and the Aspinall-Wilson Center as well as traffic calming and asphalt restoration paid by Developer and City; and,
- 8. Relocation of the Aspinall-Wilson Center parking to the southeast side of the building paid by Developer and City.

Since 2009, multiple changes have been made within community and many of these items listed above have been completed. Easements were recorded in 2010. The amended and updated agreement reduces the requirements down to the following:

- 1. A City approved street design for Georgia Avenue from Adams Street to the western boundary of Gunnison Rising;
- 2. Multimodal improvements on Existing Georgia Avenue east of Adams Street;
- 3. A new eastern monument sign into Western (on Georgia), design and reconstruction (of existing street south of Quigley) and new street section of Georgia from Western Foundation (Aspinall-Wilson) to Gunnison Rising paid by the Developer and City; and
- 4. A donation from the Developer to the Foundation for the cost of relocating the Aspinall-Wilson parking lot.

The Foundation Board approved the MOA at their meeting on January 29, 2021, and the Western Board of Trustees reviewed and approved the MOA on February 4, 2021. Senior Planner Ruggera explained to Council that the agreement stated that the entrance sign must be made out of stone and that there is not a formalized timeline for these final items to be completed. She also confirmed that improvements have been made to a pedestrian plaza south of the Mountaineer Bowl. The City will continue to share the cost of improvements with the developer.

Councilor Miles moved and Councilor Freeburn seconded the motion to authorize the Mayor to sign the Amended and Restated Memorandum of Agreement for Georgia Avenue.

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

Roll call, no: None.

Environmental Sustainability Plan and Hiring a Part-time Employee/Intern Position. City Manager Forrest reminded Council that in early 2020 there was a lot of motivation and energy behind the topic of climate change and environmental sustainability in the Valley. This included an action item in the Comprehensive Plan and Council’s Strategic Plan to develop a holistic sustainability plan for the City of Gunnison. The City continues to purchase renewable energy. To continue to move environmental sustainability and resiliency forward, staff is recommending the hire of a Western intern or part-time employee to develop a holistic sustainability plan. City Manager Forrest expressed that this position is a job with accountability to the City with goals to meet within a certain timeframe. It will have a competitive compensation rate. The scope of work includes the development of a holistic plan, researching, contributing to public input meetings, and organizing regional outreach and collaboration. Staff discussed how this position would be paid for and requested an additional allocation from Council’s strategic fund for \$6,000 to pay this position at the higher part-time rate, plus \$2,000 to fund meals and advertising for community input events. A brief discussion occurred about the scope of work. Staff stated it seemed appropriate because of the amount of work already completed during the comprehensive plan process. This position will report directly to the City Manager, but will also work closely with department heads. Council supported the scope of the work for the position and directed staff to proceed with hiring a part-time employee/intern position to develop a holistic environmental sustainability plan. A draft sustainability plan will be presented to Council after seven to eight months of work.

COVID-19 Update and Recovery. City Manager Russ Forrest stated that Gunnison County’s EOC is running out of financial resources to continue to reduce the spread of COVID-19 in the Valley. The EOC and Recovery Team identified a need of \$122,000 for the following items:

Program	Funding Recommendation	Timeline
Vaccine forms	\$7,000	2021
Ameri-corps Position	\$10,000	2021
HHS Vaccine Operations	\$60,000	2021

Vaccine Database	\$5,000	2021
Slopeside Database Management	\$30,000	First half of 2021
Communications	\$10,000	First half of 2021
Total	\$122,000	

Overall, vaccination is going well in the County. It was recommended that the four local jurisdictions divide the \$122,000 in funding needed based on population. Under that logic, Gunnison County excluding municipalities, would be responsible for \$57,340, the City of Gunnison would pay \$46,360, Crested Butte would pay \$12,200 and Mt. Crested Butte would pay \$6,100. Finance Director Cowan reviewed that \$270,780 was remaining from 2020, and Council allocated \$500,000 for its strategic priorities in 2021, for a total of \$770,780. Likely \$500,000 of that amount will go towards Lazy K infrastructure and development in 2021. After concerns were expressed about committing large amounts of money this early in the year and about how the \$122,000 was divided between municipalities, Finance Director Cowan stated that \$3.3 million dollars would still be available in the General Fund and sales tax returns have been strong throughout 2020. It was noted that municipalities thought dividing cost up determined by a percentage of the population seemed to be the most fair and objective. If not all of the money is spent, contributions would be returned to jurisdictions. Councilor Freeburn moved and Councilor Logan second the motion to allocate \$46,360 from the Strategic Priorities Fund to the Recovery Team.

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

Roll call, no: None.

Other items related to COVID-19 were that the COVID-19 PIO team is exploring the possibility of a mobile pop-up for vaccinations for seniors or for Spanish speaking residents. Other options that have been discussed include going door-to-door to assist seniors with no computers. Council wanted to be sure that people who must stay in their homes do not get overlooked. A discussion ensued about overall COVID-19 positivity rates in the County, side effects of the vaccination, and who is next on the priority for vaccination.

Adam Engleman, Western liaison, mentioned that students are having to complete an online survey about their current safe status before they can enter the dining hall. Western had a 4% positivity rate and the university is randomly testing 150 students per week.

Staff and Council Reports. City Manager Forrest shared the Gunnison County's Airport site plan with Council, which summarized a discussion that occurred earlier in the day. Community Director Sinkewich informed Council that the Airport had proposed restricting the entry and exit points that on 11th Street and instead having the primary entrance to the parking and the drop off sites located on the South 10th Street with most regular traffic exiting onto South 12th Street. The bus loading and staging area would have a lane exiting onto South Boulevard Street. Council and staff discussed the pros and cons of this proposal. The County and Airport intend to begin construction this spring. The renovations need to carry the airport for the next 30 years.

Other staff gave quick updates, Western liaison Adam Engleman, and councilmembers gave brief reports.

With no further business, Mayor Gelwicks adjourned the Regular Session at 7:24 P.M.

(Seal):



Attest:


City Clerk


Jim Gelwicks, Mayor