

JUNE 8, 2021

CITY OF GUNNISON COUNCIL  
REGULAR SESSION

5:30 P.M.

The City Council Regular Session meeting was called to order at 5:30 p.m. by Mayor Jim Gelwicks with Mayor Pro Tem Jim Miles, Councilor Boe Freeburn, Councilor Mallory Logan, Councilor Diego Plata present in Council Chambers along with City Manager Russ Forrest, City Clerk Erica Boucher, City Attorney Kathy Fogo, Community Development Anton Sinkewich, and Finance Director Ben Cowan. Parks & Recreation Director Dan Vollendorf and candidates for Boards and Commissions appointments attended remotely. Victor Tran, Ron Welborn, Joe Deluca, and Alex Joyce, representing Gunnison Valley Properties, were also in remote attendance. Several professionals and community members were present in-person and attended remotely for the public hearings and agenda items. Members of the press attended in-person. A Council quorum was present.

## PUBLIC HEARING

The public hearing was opened at 5:31 p.m. by Mayor Gelwicks. Gelwicks announced that present in Council Chambers were Mayor Gelwicks, Mayor Pro Tem Miles, Councilors Freeburn, Logan, and Plata, City Manager Russ Forrest, City Attorney Fogo, Finance Director Cowan, and City Clerk Boucher, and Community Development Director Sinkewich. Mayor Gelwicks stated that the purpose of the continued public hearing from May 25, 2021, was to receive public input on the merits of Major Change to a PUD application, ZA 21-1, to revise zoning designations and amend the *Gunnison Rising PUD Development Standards*. Mayor Gelwicks asked for proof of publication from the City Clerk's Office. City Clerk Boucher confirmed that the public hearing was properly noticed.

The Mayor asked for the staff report. Community Development Director Sinkewich provided background on the PUD application. Sinkewich explained that at the last meeting there was a significant amount of discussion about land uses and what the build out of Gunnison Rising may ultimately look like. Council continued the public hearing to have more time to review and analyze those changes. There was also discussion around the possible future state park to the south of the Maker District and how some of the proposed uses (such as mini-storage) may look from the state park. As part of the Parks, Open Space and Trails Plan, the Tomichi Creek Trail (along the old railroad grade) will be a buffer between the future state park and Gunnison Rising. Additionally, design standards are in place that would be required for non-residential uses as well as landscape and buffer requirements. While these standards are in place, the Maker District does allow for light industrial uses that may have larger buildings, parking lots and/or screened storage areas. City Manager Forrest introduced Alex Joyce of the Gunnison Rising team for a presentation.

Alex Joyce of Cascadia Partners, representing the applicant Gunnison Valley Properties, provided an overview and rationale of the proposed amendments to the PUD, including (1) a total unit and floor area cap; 2) tools for enhanced quality, such as use table adjustment, commercial design standards, and enhanced streetscape standards, 3) housing options and affordability; 4) highway buffer modifications; and 5) highway buffer modifications.

Joyce started with the total unit and floor area cap. The current PUD has no set maximum but is limited by zoning. The proposed amendment would establish a maximum number of dwelling units of 1,700, a total floor area for non-residential use allowed would be 920,000 square feet (sf), and also contained the possibility for that amount to be increased in the future with approval by a Major Change application. The rationale for these proposed amendments is to provide predictability for the City and to ensure adequate public infrastructure for Gunnison Rising.

City Manager Forrest noted that at first these seem like a lot of changes, but there is potential in setting upper limits, which would identify carrying capacity for the City. Joyce did not have a local reference of what 920,000 sf looks like in Gunnison. This is for anything that is not a residential unit. From the audience, Dick Bratton said 920,000sf is equal to about 10 city blocks. Forrest

acknowledged that people may be concerned, but the design standards would be key to ensure that a large building would not feel out of place. Joyce reminded the audience that these sizes were chosen by infrastructure carrying and traffic capacity to serve the PUD. Councilor Plata asked what methods have been used to account for square footage to ensure accuracy. Sinkewich referred to the building permit process.

Next, Joyce spoke about PUD tools to ensure the highest quality of completion. To do so, Joyce discussed three tools to be used. They are Use Tables, PUD Design Standards, and PUD Streetscape Standards that are pedestrian-oriented. First, Use Tables. They exist in the zoning code of the City's *Land Development Code* and determine particular zones as well as what is permitted in a zone, conditionally permitted, or not allowed. Conditional use permits are subject to an extra level of approval. The PUD Design Standards do not exist in most other areas of town. Joyce reviewed the current Permitted Use Table with Council for the Maker (M) and Live Work (LW) Districts. He focused on a handful of operations including drive-in uses, self-storage warehouses, and marijuana businesses, which are currently permitted uses in the commercial zone. In Gunnison Rising most of these would become conditional uses. He used this table to show Council that the commercial district in Gunnison Rising will require more conditional permits; therefore, those businesses will have an extra level of review by the City. In the Maker District, self-storage warehouses are permitted with conditions. Those warehouses are not allowed to front New York Avenue, which is the main road that parallels the highway. The applicant recommended that the area south of New York Avenue should be an area of greater restrictions because of the navigation agreement requirements with the end of the airport's runway and that it is a gateway street.

Councilor Logan asked if these proposed amendments will add clarity or confusion to Community Development and in-coming businesses because they seem very different from what the City currently has in place. Sinkewich responded that the applicant wanted these two zones to maximize flexibility. He noted that zoning like this can result in greater vibrancy and inherited conflicts when a residential use is right next to a light industrial use. However, zoning districts are shared with the buyer at the time of purchase. Joyce added that a Maker and Live-Work District increases flexibility and diversity to new neighborhood. These districts also can foster more pedestrian-oriented environments through the conditional permit process. The conditional permit process allows for staff to work with the developer to mitigate and address impacts of certain businesses.

Councilor Plata noted that commercial parking lots and garages were moved from a conditional to a permitted use. He expressed concerns about using the land for those purposes and the possibility of them dominating the space. He had a similar thought about auto sales and rentals and gas stations. Joyce thanked him for his specific feedback. Councilor Logan noted the same concerns about RV sales. They prefer for those businesses to be under a conditional use and not just permitted use. Sinkewich said that staff could support that adjustment.

Alex Joyce transitioned to Commercial Design Standards with the key design concepts being a traditional design of a bottom-middle-top structure, building orientation facing the street, some ground floor height, street-facing windows, and articulation. These concepts are in the PUD today. These concepts can be required of large, national commercial chain businesses as well. Parking in back is preferable. These commercial design standards help make the area more pedestrian friendly.

Councilor Plata asked why the minimum setbacks on the side of commercial buildings were changed from five feet to zero feet in the Maker District. Joyce explained this change was made to have a more pedestrian-friendly use. The third part to ensure high quality in the PUD in enhanced street design standards.

Councilor Plata asked about the PUD requiring alleys and what the implications are for City maintenance. Forrest confirmed that alleyways would become the City's responsibility and public right-of-ways. Having alleys to handle parking also makes the streets safer. Trash cans can be placed in the alleys rather than in the front of houses on the streets which can make neighborhood streets look nicer. Alleys are also used for installation of public services and infrastructure. Joe

DeLuca clarified that the developer puts in the alleys, but then the city takes responsibility of them

Mayor Gelwicks asked for public comments. Ralph "Butch" Clark recommended that alleys should run east-west, not north-south so they don't block solar panels or can shade the house next to it.

No other members of the public had comments.

Alex Joyce continued his presentation to discuss the need for more housing and a diverse range of housing options and price points. He reminded Council that the new PUD included a broad range of housing options and price points. The new PUD also included dedicated land for affordable housing in the subdivision process. There will be acres of land set aside to accommodate 100 units at 80% AMI or less and 100 units from 90-120% AMI. This will be deed-restricted housing. Discussion occurred about the definition of "affordable" housing.

Councilor Freeburn mentioned the adjustment made to entering the area and the inclusion of the "missing middle" for housing. The "missing middle" housing is much closer to the highway than it was in previous editions of the PUD. Joyce responded that those housing units were moved to make them closer to the downtown area for the ease of walking. Feedback that Joyce has received is that developers want to build housing products closer to the downtown area. Joyce mentioned that the long-term goal of the City, council, and CDOT is to have Tomichi be more of a boulevard than a highway through Gunnison Rising. Councilor Logan mentioned that without a bypass on the highway, change will not occur. DeLuca stated that there is a national movement to turn highways into boulevards and avenues. CDOT recently has been more progressive and open to these changes for pedestrian and bicycle safety. A roundabout was suggested to slow down traffic. A review of walkable areas and distances was done.

Next, Joyce discussed the highway buffer modifications. Currently, there is 50' across Highway 50 and then there is 70' of CDOT ROW to the south and 30' of CDOT ROW to the north. If CDOT wants to slow down traffic, the organization does not need to widen Highway 50. The applicant proposed an amendment to create a 20' wide landscape buffer on both sides of the highway. The northern buffer can be within the CDOT ROW with approval and have landscape requirements. The purpose of this amendment is to create attractive frontage and screening from the highway. There is also a 50' gas easement owned by CDOT. Development would not have to be directly along the highway and traffic. The ideal would be to have vertical landscaping. This amendment would be a conversation between the City and CDOT.

The last item Joyce discussed was the development distance from Tomichi Creek. The PUD boundary line is over 500' from the center of Tomichi Creek. The long-term vision of the applicant is to preserve some land rather than develop it all or sell it to the DOW. The applicant created a buffer and the option for a state park in the future.

City Clerk Boucher stated that the City has not received any additional written comments or calls. Councilor Plata asked about the areas that are somewhat near the wetland buffering. Joyce showed Council that any land north of the railroad line would be exempt.

Councilor Logan expressed concern about the increase in square footage for the cabins at the recreational resort from 600 sf to 1,200 sf and the impact they could have on the recreational resort. Joe DeLuca explained that this change was made to help address the housing problem as a 1,200 sf cabin is more comfortable for a small family than a 600 sf cabin. The larger size would allow people to rent outside of the regular residential district. The smaller size cabins would be appropriate for visiting recreationalists. These cabins would have to be built to the IDC building standards.

Mayor Gelwicks stated that the applicant and staff could take some time to review and consider the comments and questions made tonight. He recommended continuing the Public Hearing to June 22, 2021.

Councilor Freeburn asked about the number of cabins planned for the RV resort. DeLuca said permit park models or cabins would not take up more than half of the total 56 acres. Much of that depends on the market, who buys and develops it.

Mayor Gelwicks suggested to Ron Welborn, representing Gunnison Valley Properties that it would be more prudent to continue the public hearing to June 22, rather than pass the ordinance with a variety of conditions attached to it. Welborn wanted the project to continue to move forward. The Mayor recommended Gunnison Valley Properties think about the layout for the recreational site for the next meeting to then help visualize the space. Everyone wants to see this project be as successful as possible.

Hearing no further comments, the Mayor continued the public hearing to Tuesday, June 22, 2021, at 5:30 pm at 6:57 pm.

### PUBLIC HEARING

The public hearing was opened at 6:58 p.m. by Mayor Gelwicks. Gelwicks announced that present in Council Chambers were Mayor Gelwicks, Mayor Pro Tem Miles, Councilors Freeburn, Logan, and Plata, City Manager Russ Forrest, City Attorney Fogo, Finance Director Cowan, City Clerk Boucher, and Community Development Director Sinkewich. Mayor Gelwicks stated that the purpose of this public hearing is to receive public input on the First Amendment to the Service Plan for the Gunnison Rising Metropolitan District Nos. 1-7 and to form a basis for adopting a resolution approving or conditionally approving the Service Plan. Mayor Gelwicks asked for proof of publication from the City Clerk's Office. City Clerk Boucher confirmed that the public hearing was properly noticed.

It was stated that this does not require a resolution of all items before the adoption of the Major Change to the Gunnison Rising PUD.

City Attorney Fogo gave the staff report. The Service Plan for the Gunnison Rising Metropolitan District Nos. 1-7 was approved by City Council in 2016 through Resolution No. 3, Series, 2016. That was under the original approved vision of Gunnison Rising and development. Since the re-versioning of the development and the PUD approval of a major modification, finances have been updated along with residential properties and lot numbers, which have added clarity to the project. Several months ago, the City received this proposed first amendment to the service plan. The highlights of the first amendment are to maximize the debt mill levy that would be allowed under the City's Code. It would go up to 45 mills aggregate. There would also be an increase to the maximum debt authorization, up to \$245 million. These monies would fund operations and maintenance for commercial and residential properties and infrastructure within the bounds of the service plan. The applicant is asking for the highest mill levy that the *City Code* allows. Blair Dickhoner representing the Metro District and Jim Collins, the City's legal counsel for the Service District, attended the public hearing via zoom and their presence was noted by Attorney Fogo.

Forrest stated that the purpose of a Metro District is to generate revenue to pay for public infrastructure. Mr. Collins stated that the \$245 million is not likely the cost of the infrastructure, but this amount could be applied to all of the metro districts so they have maximum flexibility to issue debt. Based on the work done between the consultant and applicant, this direction is recommended.

Mayor Gelwicks asked if the \$245 million is a set number that would require a change in the future if needed. He also asked if the mill levy would be a set number, understanding that the commercial and residential property values may change, which would alter the amount of revenue. Mr. Collins responded with "yes." The mill levies can be adjusted by the applicant and by the Metro Districts based on the changes in the residential assessments. It is highly unlikely that the total debt allowance of \$245 million will ever be issued, but the applicant wanted maximum flexibility.

Mayor Gelwicks asked for comments from the applicant. Alex Joyce told Council that there are only a few tools available for funding public infrastructure. Metro Districts are a special Colorado tool that allows for self-taxation to fund long-term public infrastructure project. The City and Bond

Counsel did not want to suggest a mill levy that would go above the maximum allowance in the City's *Land Development Code* or *City Code*. The applicant and others felt this direction could be acceptable to fund higher quality of roads, open space, and public infrastructure for the development. Good public infrastructure is expensive. Mr. Joyce stated that in the future additional tools will need to be brought in to maintain the quality and needs of the infrastructure. The estimated cost of \$4 million in the previous PUD was not accurate or realistic; therefore, a systematic process to gather revenue for infrastructure is necessary in today's economy. This is a good place to start. The debt allowance of \$245 million is an allowance for coverage of inflation costs in the coming decades.

Blair Dickhoner representing the Metro District introduced himself. He stated that there were revisions to the assessed valuation numbers to the present day from what was listed in 2016.

Mayor Gelwicks called for public comments from those attending remotely and in-person. There were no public comments.

Councilor Plata noted that residential and the live-work zones would be charged the residential rate, but the shopper would be charged the commercial mills. Plata expressed that this could be cost prohibitive because commercial organizations pay four times the same rate. Joyce explained that there is no suggested increase to the commercial debt mill levy. It would remain at 35, but the residential mill debt levy would go from 30 to 35. The maximum operations and maintenance debt mill levy would increase from 5 to 10. Plata thought that this could impact the affordability of the live-work units.

Joe DeLuca stated that one property does not have to be assessed all the same. There are many properties around the state that have residential and commercial components in the same building. The county assessors can split those out. Mayor Gelwicks said that the total cost of a Maker space will be higher on that property, regardless of how it is assessed, then it would be in a residential area. Councilor Logan also expressed curiosity about affordability for commercial units and the upkeep. She wondered if this would price small businesses out.

Alex Joyce shared that the tax bill in the Gunnison Valley is lower than in most other places. The applicant would prefer not to be self-imposing taxes on people in the PUD, but this is one of the only few options the project has to apply.

Mayor Gelwicks said that an alternative method to pay for infrastructure would be shouldered by the builder at a straight cost. Jim Collins confirmed the Mayor's statement and explained that if there is no special district, the developer would add that cost into the cost of purchase and cost of purchasing the land. This suggested process is a tool that allows municipal rate financing over a very long period. He also shared that he has seen developers separate commercial units from the residential units above it, allowing for separate rates. Mr. Dickhoner shared that the boundaries of the Metro District are still to be determined and could be stacked.

The Mayor asked if this set up will be in place forever or could the district reduce or eliminate it. Mr. Collins said that if the District no longer needed the revenue for infrastructure it could dissolve, but that is an unknown at this time. The debt service mill levy will ultimately go away, but there could be a continuing operating financial requirement that would need to be funded. Mr. Dickhoner added that the model service plan has a provision that after 25 years from the date of the organizational operations the District goes away, unless the District enters into an IGA with the City.

Staff, Council, and the public had no comments. Hearing no other comments, the Mayor closed the public hearing at 7:23 pm and returned to Regular Session.

**Citizen Input.** The Mayor called for citizen input from those in the audience and those attending remotely. Dick Bratton of Gunnison Valley Properties stated that today is a good day because the



City will soon receive its first check related to Gunnison Rising. No other citizens came forward to speak.

**Council Action Items:**

**Consent Agenda.** Mayor Gelwicks read the items on the Consent Agenda aloud. Council made no motion to separate the items. Councilor Logan moved and Councilor Freeburn seconded the motion to approve the Consent Agenda with the following items: Approval of the May 25, 2021, Regular Session meeting minutes and the License Agreement for 102 South Main Street to place and maintain an ADA ramp and maintain existing signs within the Main Street right-of-way.

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

Roll call, no: None.

**Excuse Councilor Logan from May 21, 2021, Special Session meeting.** Councilor Miles moved and Councilor Freeburn seconded the motion to excuse Councilor Logan from the May 21, 2021, Special Session.

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

Roll call, no: None.

Abstain: Logan.

**Approval of the May 21, 2021, Special Session meeting minutes.** Councilor Freeburn moved and Councilor Miles seconded the motion to approve the May 21, 2021, Special Session meeting minutes.

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

Roll call, no: None.

Abstain: Logan.

**Council went into recess at 7:26 pm and returned to the Regular Session at 7:39 pm.**

**Ordinance No. 5, Series 2021:** *An Ordinance of the City Council of the City of Gunnison, Colorado, Approving a Major Change to an Existing Planned Unit Development for the Gunnison Rising PUD Development.* Councilor Logan introduced by title only Ordinance No. 5, Series, 2021. Councilor Logan moved and Councilor Freeburn seconded a motion to table this agenda item until June 22, 2021. No discussion occurred.

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

Roll call, no: None.

**Resolution No. 9, Series 2021:** *A Resolution of the City Council of the City of Gunnison, Colorado, Adopting First Amendment to Metro District Service Plan for Gunnison Rising.* Councilor Logan introduced Resolution No. 9, Series 2021, and read it aloud by title only. Councilor Logan moved to adopt Resolution No. 9, Series 2021. Councilor Plata seconded the motion. Councilor Logan noted the important concerns around being able to apply different rates to different types of properties. It was noted that this is the best tool that the City has available to them at this time in regards to spreading out the cost of the public infrastructure over time. Councilor Plata seconded the motion.

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

Roll call, no: None.

**Resolution No. 10, Series 2021:** *A Resolution of the City Council of the City of Gunnison, Colorado, Authorizing the Sale of Real Property to Lazy K Development, LLC.* Councilor Miles introduced Resolution No. 10, Series 2021, and read it aloud by title only. Councilor Miles moved to adopt Resolution No. 10, Series 2021. Plata seconded the motion. City Attorney Kathy Fogo clarified that this resolution is necessary for the title company to have the Council's authorization to convey these lots and more will follow as the project moves forward. The Attorney confirmed that a few of the lot numbers have changed since the agreement was signed on May 28, 2021, but this resolution includes the correct lots. The lots needed to be adjusted because of the potential of the RTA purchasing five town homes. Lots 9, 10, 11, and 12 are still all cabins. Lot 5 is a five-plex and there was a corresponding change to the free-market units that will be released. Discussion ensued about how communication to other "qualified employers" will occur for some

of the free-market units to ensure that all institutions are getting a chance to purchase and understand the procedure for that process. The RTA has not made the final decision to proceed, but adjusting the batches a bit helps facilitate that process, if needed. There will not be a direct sale between the City and RTA. John Stock, attending Zoom, gave thumbs up.

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

Roll call, no: None.

**Resolution No. 11, Series 2021:** *A Resolution of the City Council of the City of Gunnison, Colorado, Authorizing the Purchase of Real Property for the Use of the City of Gunnison.* Councilor Freeburn introduced Resolution No. 11, Series 2021, and read it aloud by title only. Councilor Freeburn moved to adopt Resolution No. 11, Series 2021. Councilor Miles seconded the motion. Mayor Gelwicks stated that this property to be purchased is north of town and will allow for a second substation transformer and electric service. The property relates back to Gunnison Rising. The offer was accepted by the seller at the appraised price. The next step will be an annexation process. This contract is contingent upon the annexation process going through. There will be defined uses for the lot as determined through the annexation process.

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

Roll call, no: None.

**Appoint Members to Boards & Committees.** City Clerk Boucher explained that all Board and Commission candidates submitted a letter of interest for their position, but because many were reappointments, attendance at the Council meeting did not seem required. Council stated that since there were no choices to be made between candidates and they are familiar with them, Council would support reappointments. The Mayor asked the City Clerk to read through a list of names and appointments, which City Clerk Boucher did, including Board or Committee expiration dates. City Clerk asked Council to consider the three reappointments to the Parks and Recreation Advisory Committee of Layne Nelson, Kathleen Kinkema, and Jennifer Swift and for their terms to expire May 31, 2023. City Clerk also asked Council to consider the appointment of Colt Alton to PRAC with a term expiration date of May 31, 2023. Councilor Plata made a motion and Councilor Freeburn seconded the motion to appoint the individuals named by the City Clerk to the Parks and Rec Advisory Committee.

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

Roll call, no: None.

PRAC continues to have one vacancy. The City Clerk asked Council to consider the appointment of Sharon Cave to the Senior Center Advisory Committee. This candidate would be completing the vacant position and the appointment would expire on May 31, 2023.

Councilor Logan moved and Councilor Plata seconded the motion to the appointment of Sharon Cave to the SCAC.

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

Roll call, no: None.

City Clerk Boucher asked Council to consider the appointment of Geoffrey Oros to a full five-year term to the Planning and Zoning Commission, which would expire on May 28, 2026. He spoke to Council over Zoom and expressed his interest in the Commission and his desire to continue to serve. Councilor Plata moved and Councilor Miles seconded the motion to reappoint Geoffrey Oros to the Planning and Zoning Commission for a full five-year term.

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

Roll call, no: None

City Clerk Boucher asked Council to consider the reappointments of Ellen Harriman and Marla Larson to the Zoning Board of Adjustments and Appeals. Their terms would expire on May 22, 2023. Two vacancies remain on the ZBOAA. Councilor Plata moved and Councilor Logan seconded the motion to the reappointment of Ellen Harriman and Marla Larson to ZBOAA for two-year terms.

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

Roll call, no: None.

City Clerk Boucher asked Council to consider the appointment of Barb Carroll to the Gunnison Valley Regional Housing Authority. Councilor Logan moved and Councilor Freeburn seconded the motion to appoint Barb Carroll to the Gunnison Valley Regional Housing Authority.

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

Roll call, no: None.

**Youth City Council Presentations.** City Clerk Boucher introduced two Youth City Council members to Council. Both Charlie Zeiter and Kendall McDonald have been participating in YCC for the past three years. Because of COVID-19 in 2020, YCC's opportunities to visit City places and representatives were limited. The Clerk asked them to put together a short power point presentation on a topic of their interest. Mr. Zeiter presented his ideas suggesting ways to improve multi-modal transportation on Denver Ave. Ms. McDonald presented on COVID-19 vaccinations. Council asked a few follow-up questions and thanked them for their time.

**CXT Prefabricated Bathroom for Lazy K Park.** Parks and Recreation Director Dan Vollendorf informed Council that the City needs a bathroom for the West Gunnison Neighborhood (Lazy K) Park. The department researched and got pricing quotes from different companies that build prefabricated bathrooms. CXT Incorporated presented the most competitive price and are a vetted contractor on the source vendor list. The City has purchased their product previously for skate and dog parks. The City has been satisfied with the product. The director asked for approval to move forward with the purchase of two prefabricated bathrooms for Lazy K. The bathroom will be connected to regular sewer and will be winterized every year. Director Vollendorf clarified with Council that the bathroom will have a metal roof for the quoted price. Councilor Logan moved and Councilor Plata seconded the motion to approve the purchase of a CXT precast concrete bathroom with a final price not to exceed \$88,555.

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

Roll call, no: None.

**Sales and Use Tax Revenue Bond, Series 2017 Refinancing.** Finance Director Ben Cowan introduced the topic of sales and use tax revenue bonds. There was a lapse in December 2020. Since then, the department has completed additional research on interest rates and is confident that the City can get the interest rate down to 1.9% from 2.75% for the next 10 years on outstanding bonds. This decrease would generate \$164,000. \$40,000 of the \$164,000 would go to Bond Council leaving about \$125,000 for the City. The Finance Director recommended to Council that the City initiate the process to privately police these bonds for the pool and ice rink with the bank to determine a new interest rate. If directed to do so, an ordinance would be presented at the next meeting. This is a replacement bond. Councilor Plata moved and Councilor Freeburn seconded the motion to authorize the Finance Director to engage Northwind Securities to issue a Private Placement Request for Bids and prepare a draft Bond Ordinance, with the intention of issuing \$4,660,000 in Sales and Use Tax Revenue Bonds, Series 2021, to refinance the existing bonds.

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

Roll call, no: None.

**COVID-19 Update and Recovery.** City Manager Russ Forrest informed Council that he met with Ginny Baylor of the Resiliency Project, regarding an up-coming community celebration to accompany the annual 4<sup>th</sup> of July event. The theme of this afternoon event is "Together Again." Mayor Gelwicks stated that over 10,000 residents in the County have been fully vaccinated. Council is interested in rescinding the Emergency Declaration. Discussion occurred about developing a policy to continue Council's use of remote access in times of necessity.

**Finance Department Semi-Annual Report.** Finance Director Ben Cowan presented the department's semi-annual report. He summarized the City's finances since spring 2020 through May 2021. He reviewed the additional appropriations totaling \$415,433.20 and noted that Council has \$636,577 remaining in the Strategic Plan Implementation Fund. Overall, the City has experienced financial stability throughout COVID-19 and some sectors have experienced growth. The City is starting to see the remittance of sales tax from third party online vendors as a result of the Wayfair decision, which is financially benefitting the City.

**Council and staff gave brief reports.** In addition to staff reports, a discussion ensued about updating the mural at IOOF Park. It was also noted that some follow-up needs to occur on a Dark Skies policy, inclusionary zoning for workforce housing, and ensuring that new developments consider solar-ready installations, if it is not too cost prohibitive.



With no further business, Mayor Gelwicks adjourned the Regular Session at 9:37 pm.

*E. Baucher*  
City Clerk



*Jim Gelwicks*  
Jim Gelwicks, Mayor

