

OCTOBER 12, 2021

CITY OF GUNNISON COUNCIL
REGULAR SESSION

5:30 P.M.

The Gunnison 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, and Councilor Mallory Logan present in Council Chambers, located at 201 W. Virginia Avenue. Also present in Chambers were City Manager Russ Forrest, City Clerk Erica Boucher, City Attorney Kathy Fogo, Finance Director Ben Cowan, Public Works Director David Gardner, City Engineer Cody Tusing, and Community Development Director Anton Sinkewich. Councilor Diego Plata observed the meeting remotely from home. The Gunnison County Chamber of Commerce staff attended the meeting in-person, as did a handful of interested residents. A few interested residents attended online. A Council quorum was present. The press was present.

Citizen Input. Mayor Gelwicks asked if there was anyone who wanted to speak to Council for three minutes.

Jane Tunnadine, owner of Colorado Fitness, shared her motivations for opening Colorado Fitness in the late 1990s. She mentioned her gym's success and ability to provide a space for people of all ages and abilities to work-out since Phase 3 of the Recreation Center has not manifested. She spoke about the current cost and status of the facility. She suggested that Council consider purchasing the business and/or the equipment. Mrs. Tunnadine submitted a dozen letters of support for Colorado Fitness with each letter containing at least 10 signatures.

Paul McCabe, 637 Fairway Lane, spoke on behalf of Colorado Fitness and the equipment being purchased and utilized by the City for residents' use. He mentioned how the gym was beneficial in his physical recovery. Mr. McCabe suggested that the City could purchase the equipment now from the owner rather than pay more for equipment in the future. He mentioned how the employees and members of the gym work together to take care of each other and that the gym provides good jobs for people in the City.

The Gunnison County Chamber of Commerce staff, led by Director Celeste Helminski, went before Council and gave an update on the summer visitor traffic and interactions. They had a very successful summer informing guests about the Gunnison Valley. The Chamber staff thanked Council for their on-going support, especially through the summer months. Mary Zimmerman presented the Visitors Center sign-in book to Council to look through and see the comments the community received.

Council Action Items

Highway 50 Little Blue Canyon Update. Highway 50 Little Blue Canyon Project Manager Joe Callaway provided Council with an update. He gave an overview on the status of the project. Topics included erosion control, surveying, excavation, blasting, embankment construction, fencing, culverts, and transverse rumble strips. The project is moving along well. There are about 35-50 people working on the project at any one time. There is no final completion date at this time. The schedule was pushed back 30-60 days because of the September closure of I-70. The majority of the work will be completed in 2022. Once the weather has changed, Hwy 50 will be open for two-way traffic. Discussion ensued based on Council's questions and general feedback. The Mayor presented Mr. Callaway an engraved gavel to thank him for his leadership on the project. Mr. Callaway thanked the Mayor, Council, and staff for their support.

Mayor Gelwicks announced that Councilor Plata is attending the Regular Session remotely from his home. He will not vote on any Action Items.

Approval of the September 28, 2021, Regular Session meeting minutes. Councilor Freeburn moved and Councilor Miles seconded the motion to approve the September 28, 2021, Regular Session meeting minutes.

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

Roll call, no: None.

Gunnison River Restoration Construction Work. Public Works Director David Gardner and City Engineer Cody Tusing presented to Council. In 2017, a grant was obtained to complete river restoration work. Working with Dan Brauch of Colorado Parks and Wildlife (CPW), staff identified two areas where this grant could be applied. One was at the northern tip of Van Tuyl where flooding and washout occurs in high water seasons. There is a very narrow section of the riverbank which can easily flood on the north part of the trail. The second area is at the West Tomichi River Park where the river arrives at the parking lot and picnic area. The bank is severely eroded and there is no defined access point. CPW completed an RPF process for river restoration work and recommended WATERVATION, an engineering firm from Salida who they are working with now. WATERVATION has a contractor available in the area who is specialized in this kind of work. The City has been in discussion with WATERVATION to get started with design concepts and an agreed upon a maximum price to complete the work while the firm is mobilized in Gunnison for CPW. Doing these projects now would be in collaboration with CPW, as they are working on adjacent projects and these projects complement each other. All of the improvements to the areas could benefit fish habitat. For Van Tuyl, the work would consist of widening the narrow riverbank to give more room for water. The work at Tomichi River Park would include putting in both more defined access points for boaters to avoid further erosion and some defined pedestrian paths to keep people off the vegetation. The total cost of these two improvement projects would be around \$170,000 and would exhaust the funds in the grant. CPW recommended WATERVATION. After review, staff determined that there wasn't room or funding to make additional ADA accommodations at the West Tomichi River Park beyond the platform that is already there. The timing of this work will have less impact on fish passage and vegetation when dormant. Staff will follow all permit requirements.

Councilor Miles moved and Councilor Freeburn seconded the motion to authorize the City Manager to execute a construction contract with WATERVATION for construction and GMP for the proposed work in an amount not to exceed \$170,637 for total contract cost, including designs, pending final contract review by the City Attorney.

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

Roll call, no: None.

Resolution No. 20, Series 2021: *A Resolution of the City Council of the City of Gunnison, Colorado, Taking a Position of Advocacy Regarding Ballot Question 2B in the November 2, 2021, General Election.* Councilor Logan introduced Resolution No. 20, Series 2021, and read it aloud by title only. Councilor Logan moved and Councilor Miles seconded the motion to adopt Resolution No. 20, Series 2021.

City Clerk Boucher mentioned that at the previous Regular Session Council directed staff to draft resolutions in support of Ballot Question 2B and Ballot Issue 7A. Mayor Gelwicks noted that the Whereas clauses in this resolution add additional clarity to the City Ballot Language. The resolution stated that, if passed, the funds will go for the exclusive use of capital projects for streets and the fire district. Director Cowan suggested that Council direct staff to publish this resolution and Resolution No. 21, Series 2021, in full. With no objection from Council, Council directed to publish the resolution in full.

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

Roll call, no: None.

Resolution No. 21, Series 2021: *A Resolution of the City Council of the City of Gunnison, Colorado, Taking a Position of Advocacy Regarding Ballot Issue 7A to be Considered by the Qualified Electors of the Gunnison County Fire Protection District in the November 2, 2021, General Election.* Councilor Logan introduced Resolution No. 21, Series 2021, and read it aloud by title only. Councilor Logan moved and Councilor Miles seconded the motion to adopt Resolution No. 21, Series 2021. Councilor Logan directed staff to print the resolution in full.

Mayor Gelwicks noted that this resolution is in support of the fire district's ballot issue since the fire station and fire equipment are companion issues. However, the ballot questions are truly independent. If only one of them does pass, the money will be held in escrow for the projects or for early development of the projects.

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

Roll call, no: None.

Amended and Restated Intergovernmental Agreement with Gunnison Rising Metropolitan District Nos. 1-7. City Attorney Fogo informed Council that Audrey Johnson, counsel for Gunnison Rising Metropolitan District, was attending the meeting via zoom to answer questions. Attorney Johnson drafted the IGA. City Attorney Fogo stated that when Council approved the modifications to the service plan, the amended IGA should have been approved at the same time. This First Amendment to the Service Plan for the Metropolitan District tracks the changes to the mill levy and the debt service limitations that Council approved in the amended service plan. Attorney Johnson stated that they view this agreement as an administrative item.

Councilor Logan moved and Councilor Miles seconded the motion to approve the Amended and Restated Intergovernmental Agreement for the Gunnison Rising Metropolitan District.

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

Roll call, no: None.

Staff Proposed Budget. Finance Director Ben Cowan stated that the City Charter and the Budget Law of Colorado requires presentation of the proposed budget for the ensuing fiscal year to the Council on or before October 15th of each year. He stated that staff is still evaluating special requests and will participate in an all-day work session on October 19 in order to present a nearly complete budget for Council to review on October 26, 2021. Council and public input will be taken into account until December 8, 2021.

Finance Director Cowan requested direction on three items. They were: 1) Council's comfort regarding staff wages for 2022, 2) request prioritization, and 3) use of ARPA funding. First, staff recommended implementation of the compensation system, which included market adjustments, the escalation factor of 3.3%, which were based off the consumer price index for the first half of 2021 in the Mountain region, as well as step increases for employees meeting their performance expectations. These will help maintain a competitive wage for the City. Second, Finance Director requested feedback on request prioritizations. Staff suggested the following prioritization continuum: 1) Life safety/contractual commitments, 2) Council priority, 3) Improved efficiency/return on investment, 4) Contractual/legal requirements, 5) Enhancement/maintenance of existing infrastructure, and 6) New Public amenity. Third, the City was given about \$1.7 million, half of which has been received, from the American Rescue Plan Act. The Department of the Treasury outlined four primary ways this funding can be used. Staff will recommend that the money be used for water and sewer infrastructure projects, specifically for the ditches collapsing under the highway. Finance Director Cowan mentioned a proposed budget schedule. He opened the floor for feedback. City Manager Forrest added that the ARPA funds may be best used addressing water and sewer issues that are beginning to cause bottlenecks, especially for potential significant housing projects. Director Cowan recommended waiting a little before using the ARPA funds until final guidelines and eligibility is established, otherwise retro actions may be required by recipients. The City is expecting to receive a few clean applications in the area of water and sewer that could possibly open the doors to several housing projects.

Council supported the staff wages recommendation to help maintain current staff for a good return on investment. There was voiced support for using the ARPA to support water and sewer infrastructure, especially where it benefits housing. Council reminded staff that this is the year to review Council compensation. It was confirmed that this has been adjusted at 3.3%, as with the rest of the staff. Council does not receive a merit increase.

The discussion transitioned to health insurance. Finance Director Cowan explained that the City had a large savings this year regarding health insurance, a portion of which was returned to employees and the City in its share of premiums paid. There will be a 7.5% increase to health insurance for 2022. The new cost of insurance has been incorporated into the budget. The Health Issuance Committee, at their last meeting, decided to stay with current provider CEBT and with the same PPO plans.

The discussion transitioned to the City's Public Service grants. It was confirmed that people have been notified about them and that the reports are due soon. Finance Director Cowan informed Council that Public Service grants have been open for a month and Economic Development grants are open and have been promoted.

Professional Auditing Services Bid Award. An RFP was issued August 10, 2021, for Professional Auditing Services for the audit of the City of Gunnison financial statements for the fiscal years of 2021 through 2025. The Selection Committee met October 8, 2021, to discuss the proposals. Three proposals were originally submitted, but one removed itself from consideration. The committee reviewed the remaining two proposals and made a selection based on an established matrix. The committee recommended awarding the bid to McMahan and Associates, LLC. McMahan and Associates was selected because of the qualifications of the staff that would be assigned to Gunnison. Their staff has extensive experience with auditing utility providers. The firm also would assign more hours to the audit and they would create a Management Discussion and Analysis report for staff to review. This is a large time saver for the Finance Director. Director Cowan acknowledged that this is the same firm that Gunnison has used for the last six years, but the committee felt that the firm's policy of rotating auditors through every year was adequate. Councilor Freeburn moved and Councilor Miles seconded the motion to award the bid for Professional Auditing Services to McMahan and Associates, LLC.

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

Roll call, no: None

Community Development Semi-Annual Report. Community Development Director Anton Sinkewich gave the semi-annual Community Development report. His oral report consisted of information that was not included in his written report. He stated that the RFP for the Traffic Control Access Plan is on BidNet. He and Senior Planner Ruggera participated in the first radio interview on *City Talk* with the *Gunnison Country Times*. The Gunnison Arts Initiative, led by the Gunnison Arts Center, has moved onto the next round. Community Development remains focused on housing and is starting to develop a plan and find funding to assist with comprehensive updates to the *Land Development Code*. A brief discussion occurred about the building inspector's availability to complete inspections in a timely manner during the busy construction months, especially regarding plumbing. No complaints have been filed, but staffing may be something to consider in the future. Council thanked the Director for his and his team's work.

Staff and Council gave brief reports.

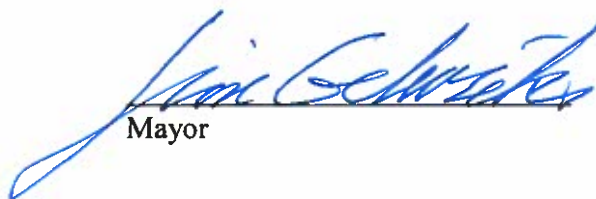
With no further business before Council, the Mayor adjourned the Regular Session at 7:20 p.m.



Attest:



City Clerk


Mayor