

MAY 24, 2022

CITY OF GUNNISON COUNCIL
REGULAR SESSION

5:30 P.M.

The Gunnison City Council Regular Session meeting was called to order on Tuesday, May 24, 2022, at 5:30 p.m. by Mayor Pro Tem Mallory Logan in Council Chambers, located at 201 W. Virginia Avenue in Gunnison, Colorado. Also in attendance were Councilor Freeburn, Councilor Miles, and Councilor Gelwicks, City Attorney Kathy Fogo, Finance Director Ben Cowan, City Manager Russ Forrest, Deputy City Clerk Cassie Mason, Parks & Recreation Director Dan Vollendorf and Western Liaison KC Wenzel. Public Works Director David Gardner, Electric Superintendent Will Dowis, and Community Development Director Anton Sinkewich were in attendance via Zoom. Gesa Michael of GV-Heat was in attendance. A handful of interested residents attended in-person and online. A Council quorum was present. The press was present in Chambers.

Citizen Input. Mayor Pro Tem Logan called for comments from members of the audience, both in Council Chambers and attending remotely. Steve Schechter of 912 North Boulevard Street in Gunnison came forward to address Council. Mr. Schechter stated his disappointment that no comments on MEAN's IRP were submitted by City Council. Comments were submitted by a number of people from the upper valley and university. Mr. Schechter stated his disappointment that the City is still buying internal combustion engine police cars. The Town of Crested Butte has two electric patrol cars, and the City needs to move in that direction. Mr. Schechter stated that he would like to see Level 2 charging stations built at City facilities so that the City's fleet can move into electric. Electric cars would cost less to charge and require less maintenance. Mr. Schechter also shared a map showing projected high temperatures over the area this summer. He indicated that he hopes that the City will think about a setting up a cooling center to protect lives in the case of a heat dome this summer.

Council Action Items:

Consent Agenda. Councilor Miles moved and Councilor Freeburn seconded the motion to approve the Consent Agenda with the following items:

- Approve the May 10, 2022, Regular Session meeting minutes;
- Approve the multi-day event permit application for the Gunnison Farmer's Market; and
- Approve the purchase of a custom double towner with Valley Bridge, slides & track ride and a triple bay swing combination two belt swing, and basket swing for a cost not to exceed \$90,654.00.

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

Roll call, no: None.

Appoint Planning and Zoning Commission Members. Deputy City Clerk Mason indicated that the Clerk's Department had received letters of interest from three current Commission members indicating their interest in continuing to serve on the Planning and Zoning Commission. Andy Tocke addressed Council, summarizing the work that he had done in his previous two terms and the work that he looks forward to working on in another term. Councilor Gelwicks moved to appoint Andy Tocke, John Perusek and Erik Iverson.

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

Roll call, no: None.

Council thanked the members for their service on the Planning and Zoning Commission.

GV Heat Update. Gesa Michel, the GV-Heat Coordinator, gave a presentation on GV-Heat's programs and their impact. Ms. Michel noted that an action item in the recently adopted Gunny CARES program is to increase the number of GV-HEAT retrofits from 20/year to 100/year. To achieve that goal, she recommends that GV-Heat expand to serve up to 120% AMI households, increase the capacity of staff, increase funding, and increase the capacity of the local workforce. She explained that the program is currently reliant on work crews from the San Luis valley that come to Gunnison in the summer. To help build the local workforce, Gesa Michel has secured 50% of the funding needed to send four local weatherization contractors to a bi-annual Energy OutWest 2022 Conference. She asked Council for the remaining \$2,500 needed to pay for the conference.

Councilor Gelwicks moved to allocate \$2,500 from the Electric Enterprise fund to pay for 50% of the cost to send four individuals to the Energy OutWest conference. Councilor Miles seconded the motion. Michel indicated that the individuals going to the conference will be local contractors. She explained that she expected a multiplier effect, as the attending individuals share their expertise with other people.

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

Roll call, no: None

Discussion and Possible Direction Related to Strategic Plan Result to Reduce Vehicular Speed. City Manager Russ Forrest introduced Jim Charlier, who has worked in various Departments of Transportation and is one of the foremost traffic and transportation consultants in the nation. Mr. Charlier provided a presentation to Council entitled "Speed Safety," which included an overview of three dimensions of speed safety - design, enforcement, and culture - and included safety program strategies, including ideas for public involvement and information on AVIS camera speed enforcement. Charlier provided examples of projects from other cities and observations and suggestions for the City of Gunnison: (1) Design using a safe systems approach, focusing on intersections, schools zones, and hazard areas; (2) Reflect the City's culture and not getting cross-ways with the what people in Gunnison believe is the role of the City; (3) treating enforcement not as the first thing to do or the only thing to do, but rather to support the design choices that have been made.

The City Council thanked Mr. Charlier and asked clarifying questions about surveillance camera enforcement and monitoring data. Charlier recommended before-and-after monitoring for projects. Charlier made three suggestions for easy wins in Gunnison: (1) The Highway Access Control Plan is a major opportunity to work with Department of Transportation to slow traffic down coming into town; (2) The school campuses are a good place to start for improvements because everybody understands the need; (3) He also recommended starting work on a Traffic Safety Improvement Plan with public involvement.

Council noted safety challenges on Main Street, and Charlier stated that he believed that the City could get CDOT to possibly put in curb extensions, improved crossing, and pavement treatments for crossings. He indicated that speed limits signs are one of the least effective things to do to slow traffic down coming into town. He recommended a medium intercept or a "welcome to downtown" sign, or pinching the street down to clearly slow a driver down, slowing cars down with design instead of signs. He suggested broadening the focus of Access Control Plan meetings with CDOT in order to address safety concerns and making sure that CDOT hears directly from the public about safety concerns.

Council expressed hesitation about another planning process, noting the public perception that there is plan after plan after plan. Council expressed a desire to see some immediate interventions rather than more public input. Charlier again recommended a safety improvement plan to prioritize options and provide a framework for action. He stated that stop signs can have the unintended consequence of increasing average speeds, but may have a place in the context of a safety improvement plan. The Highway Access Control Plan could potentially be an opportunity to generate a broader safety plan without adding a lot more cost.

Community member Roanne Houck was invited to speak. She stated that the community has already provided a lot of input, and has shared with Council its desire for seniors and children to move safely around the city by foot or bike. She noted that there are obvious corridors that are low-hanging fruit. Instead of additional lengthy public input, she supports engaging the community to do hazard mapping as described by Charlier. She noted that she has observed that people can hurry through stop signs. She appreciates the thank-you signs in CB south for traveling at the speed limit. She thanked Jim Charlier for the presentation.

Council directed staff to develop options for Council to consider for traffic calming tactics at specific locations that could be implemented in the short-term along with the development of a safety plan that could be used to leverage grant dollars to be completed at the same time as the Highway Access Control Plan.

Council went into recess at 7:12 p.m. Council resumed the meeting at 7:20.

Lazy K Update and Discussion. City Manager Russ Forrest introduced Willa Williford, who provided an update on the Lazy K project from a financial standpoint. Since the project began, materials and labor prices have increased 21%, which translates into a \$2.2 million increase in the cost of vertical construction. Average incomes in Gunnison County are up 14%, which provides some relief in terms of the ability to sell units at higher prices than were originally projected. The City, the developer, and the Housing Authority agree that widening the buyer pool would be beneficial and are on board with increasing the AMI requirement of some of the 120% AMI units to 140% AMI. Williford noted that the developer is committed to remaining true to the original agreements in terms of serving the community and also that the market might not support going to the full 140% price cap. As a healthy, happy medium, the recommendation is to do lotteries for some 120% AMI households first and have flexibility on the other units. If we kept all the units 120% AMI, the developer would break even on the deed-restricted product. If they are dealing with a batch of units that are not preferential to the 120% AMI, they are looking at adding between \$10,000 and \$20,000 to the purchase price. Affordability is preserved because the appreciation that is allowed at the next sale is based on the actual purchase price.

Councilor Gelwicks moved to authorize changing the remaining thirteen (13) 120% AMI units to 140% AMI units with the caveat that the Developer must first conduct a lottery for seven (7) of these units at the 120% AMI price. Councilor Freeburn seconded the motion.

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

Roll call, no: None

The next request was for Council strategic funds to offset the developer's real estate agent costs. Russ Forrest explained that the City is hopeful that somebody at Housing Authority will obtain a real estate license and that the City will not have to pay the broker fee for each unit.

Councilor Gelwicks move to authorize funding to offset 50% of the developer's real estate agent cost of \$2,500 per unit from Council's Strategic Fund in an amount that does not exceed \$43,750. Council Miles seconded the motion.

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

Roll call, no: None

The next request was for funding for infrastructure costs and to address floodplain issues. Council asked questions regarding the contingency costs, FEMA floodplain mapping, and the strategic plan fund balance. Freeburn moved to authorize \$110,000 from Councils' Strategic Fund for an infrastructure contingency and to address floodplain issues. Councilor Miles seconded the motion.

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

Roll call, no: None

Mayor Gelwicks moved to authorize the City Manager and Attorney to update and execute the contract between the City and Developer to reflect changes that the Council has directed to date and direction provided to staff as the result of the May 10th meeting on this topic. The motion was amended to include an amendment to the master deed restriction. Councilor Miles seconded the motion.

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

Roll call, no: None

Council Chambers AV Equipment Award. Finance Director Ben Cowan provided Council with an overview of the issues that will be resolved and meeting needs that will be met by new AV equipment installation. Cowan summarized the proposals that were received by the City and the reasons for recommending awarding the bid to AV Experts out of Montrose. Council inquired about the ability to connect to the emergency call center or other facilities to serve an emergency service function. Cowan indicated that the system would be expandable to overflow space within the building and could be widely broadcast with Zoom. VOIP phones can be taken to another location for call center purposes. Cowan stated that the receiver will have excess capacity to accommodate growth and that the simplicity of the system was a key consideration.

Councilor Freeburn moved and Councilor Miles seconded the motion to direct the City Manager to execute a contract and award the bid for AV equipment and installation in Council Chambers to AV Experts in an amount not to exceed \$63,569.00.

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

Roll call, no: None

First Quarter 2022 Financial Report. Finance Director Cowan explained that this is a technical report to help Council meet its fiduciary duty. It includes checks cut, line item detail of revenue and expenses, P-card transactions for every employee with a card, and an investment report. He asked Council if they had any questions. There were none.

Ordinance No. 5, Series 2022, First Reading. Finance Director noted that this was first reading and he would point out changes that would be made before the second reading of the ordinance. He would amend the ordinance to include an increase to the budget for the American Legion Sewer line replacement due to an issue with the proximity of the sewer line and water line. The other two changes would be the additional funds for Lazy K that were approved earlier in the meeting, and he gave an overview of the status of the Lazy K budget. The City Attorney recommended approving the ordinance on first reading and not making a second motion noting the planned changes. She indicated that the ordinance could be passed noting the amendments on second reading.

Councilor Gelwicks introduced and read by title Ordinance No. 5, Series 2022, and moved its adoption. Councilor Miles seconded the motion. Finance Director Cowan stated that it does include a transfer in the Street Improvement Fund of \$14,753 from the labor account to the crack seal contract account due to the fact that the City was unable to hire crack seal laborers.

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

Roll call, no: None

Finance Department Semi-Annual Report. Finance Director Ben Cowan provided an overview of the Finance Department – its purpose, staff, and core functions. He indicated that there are no departments that are over budget or projected to be over budget in 2022. He reported on the balance of the strategic plan implementation fund. He gave a rundown of the City's investments. He provided data on sales tax revenue over time, noting that over the last 13 years, there has been 4.73% growth. The 2021 increase should be considered one-time money. He highlighted audit activity – for every dollar spent, the City gets nearly four dollars back. Cowan highlighted other accomplishments of the department over the year. Cowan praised his staff work and the City Manager pointed out the budget award that the Department had earned for seven consecutive years. Council thanked the Finance Department.

Western Liaison KC Wenzel, staff, and Council gave brief reports.

With no further business before Council, Mayor Pro Tem Logan adjourned the Regular Session at 8:56 p.m.

Attest:


Deputy City Clerk




Mayor Pro Tem