

GUNNISON CITY COUNCIL AGENDA
MEETING IS HELD AT CITY HALL
201 WEST VIRGINIA AVENUE, GUNNISON, COLORADO
2nd FLOOR COUNCIL CHAMBERS
REMOTE ACCESS MEETING
Approximate meeting time: 3.5 hours

TUESDAY
MAY 23, 2023

REGULAR SESSION &
WORK SESSION

5:30. P.M.

The public may attend this City Council meeting in-person or by phone or computer via Zoom. To register to access this meeting remotely, click [Gunnison City Council Regular Session](https://us02web.zoom.us/webinar/register/WN_y-KrRIEbQRO5ETsvyIAYqw) or go to: https://us02web.zoom.us/webinar/register/WN_y-KrRIEbQRO5ETsvyIAYqw

I. Presiding Officer Calls Regular Session to Order: (silent roll call by City Clerk)

II. Public Input: (estimated time 3 minutes)

At this agenda time, non-agenda scheduled members of the public may present issues of City concern to Council on topics that are not to be considered later in the meeting. Per Colorado Open Meetings Law, no Council discussion or action will take place until a later date, unless an emergency situation is deemed to exist by the City Attorney. Each speaker has a time limit of 3 minutes to facilitate efficiency in the conduct of the meeting and to allow an equal opportunity for everyone wishing to speak.

III. Public Hearing

Please see the packet for the public hearing format. The City of Gunnison asks concerned citizens to submit their comments in writing for the scheduled Public Hearing by 4:00 pm on May 23, 2023, to the City Clerk or attend the public hearing virtually or in person. Written comments will be read into the record during the hearing. Public Hearings are the formal opportunity for the City Council to listen to the public regarding the issue at hand. Citizens giving input must identify themselves. Anonymous testimony will not be considered.

Public Hearing on Zoning Map Amendment application ZA 23-3

Background: The purpose of the public hearing is to receive public input on the merits of Zoning Map Amendment application ZA 23-3 submitted by the City of Gunnison to rezone a property from Industrial to R3 - Multifamily Residential.

IV. Council Action Items

A. Approval of the May 9, 2023, Regular Session Meeting Minutes

Background: Per City Charter, the City Clerk produces minutes of the Council actions for all regular and special session meetings. Minutes are approved or amended at the following regular session meetings and become permanent city record. If a city councilor was not present at the meeting, they must abstain in the vote and action on approval of

the minutes.

Staff contact: City Clerk Erica Boucher

Action Requested of Council: A motion to approve the May 9, 2023, Regular Session meeting minutes.

Estimated Time: 2 minutes

B. Resolution No. 9, Series 2023: *A Resolution of the City Council of the City of Gunnison, Colorado, Commending Greg Larson for his Contributions to the City of Gunnison Planning and Zoning Commission*

Background: Greg Larson has served on the Planning and Zoning Commission from July 2009 through May 2023 and has generously donated time, knowledge and thoughtful considerations to the Commission.

Staff contact: Community Development Director Anton Sinkewich

Action Requested of Council: Introduce, read in full, motion to pass and adopt Resolution No. 9, Series 2023.

Estimated time: 5 minutes

C. Ordinance No. 5, Series 2023, Second Reading: *An Ordinance of the City Council of the City of Gunnison, Colorado, Repealing Ordinance No. 7, Series 1992*

Background: The ordinance repeals Ordinance No. 7, Series 1992, which provides direction for the disposal of unclaimed property, and which is no long applicable.

Staff contact: Police Chief Keith Robinson

Action Requested of Council: Introduce, read by title only and motion to pass and adopt Ordinance No. 5, Series 2023, on second reading.

Estimated time: 5 minutes

D. Ordinance No. 6, Series 2023, First Reading: *An Ordinance of the City Council of the City of Gunnison, Colorado, Changing the Zoning District Classification of Parcel 2, Sawtooth-Phase 1 Boundary Line Adjustment from Industrial to R3 (Multifamily) and Amending the Official Zoning Map of the City of Gunnison, Colorado*

Background: A zoning amendment has been initiated by the Community Development Director to rezone Parcel 2 of the Fred R. Field Western Heritage Center from Industrial to R3 Multifamily Residential. The site has historically been used for a carnival annually in July. Workforce/Attainable housing is desired on the site that is considered compatible with the surrounding neighborhood.

Staff contact: Community Development Director Anton Sinkewich

Actions requested of Council: 1) To discuss and consider zoning amendment ZA-3; and 2) Introduce, read by title only and motion to approve and order to publish Ordinance No. 6, Series 2023, on first reading.

Estimated time: 10 minutes

- E. Ordinance No. 7, Series 2023, First Reading:** *An Ordinance of the City Council of the City of Gunnison, Colorado, Approving a Lease Purchase Financing to Provide Funds to Finance Utility Cost-Savings Measures and Facility Improvement Measures and, in Connection Therewith, Authorizing and Approving a Site Lease, a Lease Purchase Agreement and Other Documentation Relating to the Financing; and Providing Other Details in Connection with the Financing*
- Background: The City of Gunnison has executed a Memorandum of Understanding with the Colorado Energy Office (CEO)'s Energy Performance Contracting (EPC) Program. C.R.S. 29-12.5-101 allows the City of Gunnison to leverage utility cost saving to repay annual financing costs associated with certain types of facility upgrades. This financing mechanism uses the guaranteed utility savings and avoided future capital expenses to finance the acquisition/construction of capital improvements that increase energy efficiency at the City of Gunnison.
- Staff contact: City Manager/Finance Director Ben Cowan
- Actions Requested of Council:** 1) A motion to accept the Investment Grade Audit Report presented By McKinstry; and 2) Introduce, read by title only and motion to approve and order to publish Ordinance No. 7, Series 2023, on first reading.
- Estimated Time: 25 minutes
- F. Ordinance No. 8, Series 2023, First Reading:** *An Ordinance of the City Council of the City of Gunnison, Colorado, Amending the Work in the Right-Of-Way Permit Provisions Contained in Section 9.10.010, and Making Corresponding Amendments to Sections 12.10.030 of the Gunnison Municipal Code*
- Background: Currently the City of Gunnison charges fees for the issuance of a work in the right-of-way permit. While the City of Gunnison Fee Resolution sets the permit fee, this ordinance will establish the authority of City of Gunnison to collect the fee. These fees will cover staff time to review and approve the permits and time needed for inspection to ensure the return of the surface to its pre-work condition.
- Staff contact: GIS Technician Lisa Starkebaum
- Action requested of Council:** Introduce, read by title only and motion to approve and order to publish Ordinance No. 8, Series 2023, on first reading.
- Estimated Time: 15 minutes
- G. Resolution No. 10, Series 2023:** *A Resolution of the City Council of the City of Gunnison, Colorado, Rescheduling the June 27, 2023, Regular Session Meeting to June 20, 2023*
- Background: Per the City Charter, the Council shall provide by resolution for the time and place of its regular meetings and shall hold at least one regular meeting each month.
- Staff Contact: City Clerk Erica Boucher
- Action Requested of Council:** Introduce, read by title only and motion to pass and adopt Resolution No. 10, Series 2023.
- Estimated time: 5 minutes

H. Funds to Study a Non-Dam Feature Impacting the Floodplain Map

Background: The City of Gunnison is currently involved in a complete flood mapping revision process that is being led by the Colorado Water Conservation Board in partnerships with WSP engineering, local governments, stakeholders and FEMA in an effort to produce a new set of flood insurance rate maps (FIRM's) for the entire Gunnison County by 2026.

Staff contact: Community Development Director Anton Sinkewich, City Engineering Cody Tusing and Building Official Eric Jansen

Actions Requested of Council: 1) A motion to approve funding not to exceed \$49,500 for the evaluation of the Non-Dam structure from Council's Strategic Implementation Fund; 2) To authorize the City Manager to execute an agreement with Wright Water Engineers, Inc.

Estimated time: 15 minutes

I. City Stormwater Master Plan

Background: Stormwater impacts everyone in the City in existing and future developments. As the City grows impacts from Stormwater can create hazards impacting resident's safety and property. The master plan and subsequent Stormwater management manual will provide roadmaps for the City to implement Stormwater management in the City and in growing areas.

Staff contact: City Engineer Cody Tusing

Action Requested of Council: A motion to authorize the City Manager to execute a contract for professional engineering services with HDR Engineering, Inc. for \$149,667 as budgeted.

Estimated time: 20 minutes

J. Timeline of Dates Related to the Coordinated Election, November 7, 2023

Background: At the May 9, 2023, Regular Session meeting, Councilor Miles stated his intention to resign from City Council prior to the end of his term in December 2025.

The Gunnison Municipal Charter outlines how Council handles Council resignations.

Staff contact: City Clerk Erica Boucher

Action Requested of Council: No action requested.

Estimated time 15 minutes

V. Staff and Council Reports

Background: Council and staff will provide updates and introduce discussion items for future meetings.

City Attorney Report

City Clerk Schedule Update

City Manager Update

Western Liaison Update

City Councilors with City-related meeting reports; discussion items for future Council meetings

VI. Regular Session Meeting Adjournment.

VII. Work Session on Streets Funding: Direction for Strategy

Background: On April 24, 2023, a public input session was held to gather feedback on alternative approaches to address the street maintenance funding shortage and the 2032 sunset of 75% of the special Parks and Recreation tax. Discussion of strategies to address these problems will be a topic of a work session during most upcoming council meetings.

Staff contact: City Manager and Finance Director Ben Cowan

Action Requested of Council: No Council action requested.

Estimated Time: 30 minutes

VIII. Work Session Meeting Adjournment.

The City Council Meetings agenda is subject to change. The City Manager and City Attorney reports may include administrative items not listed. Regular Meetings and Special Meetings are recorded and action can be taken. Minutes are posted at City Hall and on the City website at www.gunnisonco.gov. Work sessions are recorded; however, minutes are not produced. For further information, contact the City Clerk's office at 970.641.8140. **TO REQUEST INTERPRETATION SERVICES OR TO COMPLY WITH ADA REGULATIONS, PEOPLE WITH SPECIAL NEEDS ARE REQUESTED TO CONTACT THE CITY CLERK 24 HOURS BEFORE ALL MEETINGS AT 970.641.8140.**