

GUNNISON VALLEY TRANSPORTATION AUTHORITY

MEETING MINUTES

June 3, 2022

Gunnison County Courthouse

A. INTRODUCTION

Janet Farmer called the meeting to order at 8:08 am

Board members in attendance: Janet Farmer, Boe Freeburn, Roland Mason, Liz Smith, Jim Miles, Jason MacMillan.

Also present: Scott Truex, Leia Morrison, Rick Lamport, Kent Myers, Bill Tomcich, Jeremy Herzog, Danny Bartelli, Jeff Moffett, Cindy Barbour (ZOOM), Jon Galle, and community members

CONSENT AGENDA – motion & decision requested to approve the consent agenda

B. ADOPTION OF THE AGENDA

C. APPROVAL OF MAY 6, 2022 MEETING MINUTES

D. EXECUTIVE DIRECTOR'S FINANCIAL REPORT

E. CORRESPONDENCE

F. OLD BUSINESS

- 1) Air program reports
- 2) Bus program reports

Jim Miles ***moved to approve the consent agenda as presented.*** Roland Mason seconded the motion. The motion passed unanimously.

REGULAR AGENDA

F. OLD BUSINESS

3) Airport Update - Rick Lamport

Rick updated us on the state of affairs for the airport terminal. The upstairs flooring is hardwood and is almost complete. The terminal is on main power now. Rental car offices are done but need to be painted. Log wall siding out the exterior of the building is up. Landscaping has started in the parking lot and terminal. Solar panel installation will begin in two weeks. Twelve car charging stations will be included in the parking lot. The stairs between escalators have been fabricated and will be installed next week. A preservative coating will be applied to the runway next week.

4) Tourism Association Report - John Norton

Summer sale increases are looking good. They are going to stay the course.

5) Bus service update - Scott Truex

Truex reported that ridership is up 29% in April and 49% in May. We are back to pre-pandemic levels on ridership for the spring. The solar panels on bus stops will require regular cleaning. Repair & Maintenance will go over budget due to expired warranties. Last week, Leia Morrison and Scott Truex attended the CASTA conference in Colorado Springs. Jon Galle reported that schedules are covered, but they are still searching for permanent drivers. A CDL drivers school has been established in Montrose. Five students have graduated, and three are coming to Gunnison.

Bus Purchase - Scott Truex

Truex reported that the pricing for the two new buses came in less than expected. Congressionally directed spending that was awarded to us. Hoping to get 80% of those buses paid for by these funds.

6) Air Command Report - Scott Truex

All major Air Command topics will be discussed further at this meeting.

8) 2022 spring air service - Bill Tomcich and Kent Myers

Kent reported that United flew two flights a day. 42.6% load factor means that United will probably pull it back to one flight a day in the spring of 2023. There will be three daily non-stops coming out of Denver this winter, so we need to be marketing this service. Bill Tomcich reminded the board that these are larger planes with more capacity. Kent reported that all CRJ 700 aircraft will be going away completely. Spring was successful because we moved a lot of people.

9) 2022 summer air service - Kent Myers and Bill Tomcich

Kent reported that we looking great for summer. There is no guarantee (no MRG) for Houston. American was pleased with Houston's performance last year, so the existing winter MRG will likely remain the same. Janet Farmer asked if this summer's performance will affect how American will handle negotiations in the future. Kent said that he only has one booking report so far, which is already at 58%. Gunnison only went on sale three weeks ago. Kent said they still need to look at some of the pricing, but it is very strong on the surface. There have been several delays but no cancellations.

10) Airport Survey - Kent Myers and Leia Morrison

Kent reported that the surveys will be running by the end of June. We encourage board members to sign up for volunteer shifts.

11) Bus Storage Facility Construction - Scott Truex & Leia Morrison

We have completed the bid process and will discuss it later in the meeting.

12) Lazy K housing purchase - Scott Truex & Leia Morrison

No real update. We still expect to have the Certificate of Occupancy by the end of summer.

G. PUBLIC COMMENT PERIOD

Scout Walton - Skyland Resident - He attended this meeting to congratulate and applaud the board with JSX to secure service from Austin to Dallas. He thinks that more of this kind of action is important.

Brian Wickenhauser - City of Gunnison/Owner of IBAR Ranch. Applauding that the RTA had strategically gone after the Austin market and wanted to reiterate what Scout said. Austin is the heart of live music in Texas, and choosing to go after this market is encouraged. Bringing in new live music fans is appreciated. Roland Mason added that the potential impact on Mt. Crested Butte/high-end community - businesses will benefit the entire valley. Brian added that the IBAR has and has had tons of excess capacity. Concerts are never sold out because they can accommodate excess capacity.

Jim Jose - SHM Architects office in CB - Jim wanted to again thank the board for adding this JSX service. His main office is in Dallas, and he often commutes interns and young professionals and prefers non-stop flights to Gunnison.

H. COMMENTS FROM BOARD MEMBERS AND STAFF

Scott thanked Leia Morrison for facilitating a company to paint the Evans Bus Maintenance Facility.

New Business

1) 2022-23 winter air service – discussion – Bill Tomcich

This has been covered previously in the meeting. Bill did add that the E-175 aircraft will be introduced December 17th.

2) Authorization of Board Chair to sign a contract to construct a Bus Storage Facility at the Whetstone Industrial Park using local and State FASTER funds – Scott Truex – motion & decision requested.

Truex reported that we had received two bids for the project and that both were complete and included all required documentation. He reported that one bid was for \$3,475,000 and the other was for \$3,802,422. Even the lowest bid is above our budget, however we do have funds available and the least expensive bid was from Adena Corporation. Their bid included a completion date of 225 days from the contract signing which would be in January. The other bidder asked for 11 months to complete the project. The grant we have will currently cover \$1.7M of the total cost of this project, and Truex has a meeting set up next week with CDOT to discuss the possibility of receiving additional funds. Truex said that after conferring with our architect/project manager, he recommended awarding the contract to Adena Corporation.

After discussion, Jim Miles ***moved to authorize the Board Chair to enter into a contract with Adena Corporation to build the bus storage facility for an amount not to exceed \$3,475,000.*** Roland Mason seconded the motion, which passed unanimously.

3) Review of the contract with AEX, Inc. – decision regarding extension of the contract for 2023 service – Scott Truex

Scott reported that this contract is renewed annually. He added that AEX has done a great job,, and AEX also agrees to continue this partnership. After discussion, it was decided to take no action which allows the contract to extend automatically.

4)Set Winter 2022-23 Commuter Bus Schedule – Scott Truex – motion and decision requested
Scott reported that there is one change to move the 4:30 pm southbound to 4:45 pm. There will be a total of 35 round trips. Liz Smith ***moved to approve the proposed 2022/23 Commuter Bus Schedule as presented.***

Jim Miles seconded the motion, which passed unanimously.

5) Authorization of the Board Chair to sign a Master Lease Agreement with AEX, Inc. to allow AEX, Inc. to lease the Lazy K Five-Plex to their employees providing services for the GVRTA–
Scott Truex

Truex presented the details of the master lease and the tenant's lease which were in the packet. Roland Mason requested an amendment to the lease to have the RTA use one of the spaces for RTA staff if necessary.

Roland Mason ***moved to authorize the Board Chair to the Master Lease with AEX, Inc. and to approve the Tenant's lease as presented in the packet with a change allowing for RTA to have staff use one unit if needed.*** . Jim Miles seconded the motion, which passed unanimously.

6)Purchase of a Five-Plex for housing on West Denver Avenue in Gunnison from Fading West Development – Scott Truex & John O'Neal from Fading West Development

Truex outlined the project and noted his memo in the packet which gave further details. John O'Neal discussed the project with the Board and answered questions. The primary difference between this project and the Lazy K project is that there will be no income restrictions for the tenants. The plan includes twenty-four units with a common green space in the middle. There will be live/work deed restrictions on the property, with more details to come.

After further discussion, Jim Miles ***moved to authorize the Board Chair to sign a contract with Fading West to purchase a five-townhome building to be constructed by Fading West on West Denver Avenue in Gunnison for an amount not to exceed \$1,900,000 after review and approval of the RTA attorney and Executive Director..*** Roland Mason seconded the motion, which passed unanimously.

7) Consideration of improving bus stops in the City of Gunnison and potential construction of a new bus stop on State Hwy 135 at mile marker 23 at Hidden River Road

Truex noted a memo in the packet and reminded the board that there are many competing interests for our resources. The staff are planning to have improvements made to the Gunnison City bus stops in 2023, which are currently in the draft budget. We need to hire an engineering firm this summer if we want to proceed with the Hidden River bus stops. The anticipated cost is \$225,000 to \$250,000. Jason MacMillan asked what RTA's position is on acquiring parking near a new bus stop. He stated that having parking as part of the stop is important. Scott replied that it depends on where the stops are located and the need for parking there. Matthew Kaufman, a Hidden River Road resident, spoke to the board. He noted that there are no alternatives other than to drive and no safe bike route to town from Hidden River Road. Liz asked if new stop construction included integrate bike racks and Truex replied that they do. Jason Macmillan asked how many full-time units/part-time residents are in Hidden River? Matthew Kaufman said there are 30 sites with 7-10 full-time and many seasonal homeowners. Janet expressed concerns about this regarding cost. Roland Mason also expressed concern. Liz Smith also feels it appropriate to consider the Multimodal path decision when looking at future bus stops. Board would like to see this reconsidered in a year. Truex said that he would place this on an agenda next year.

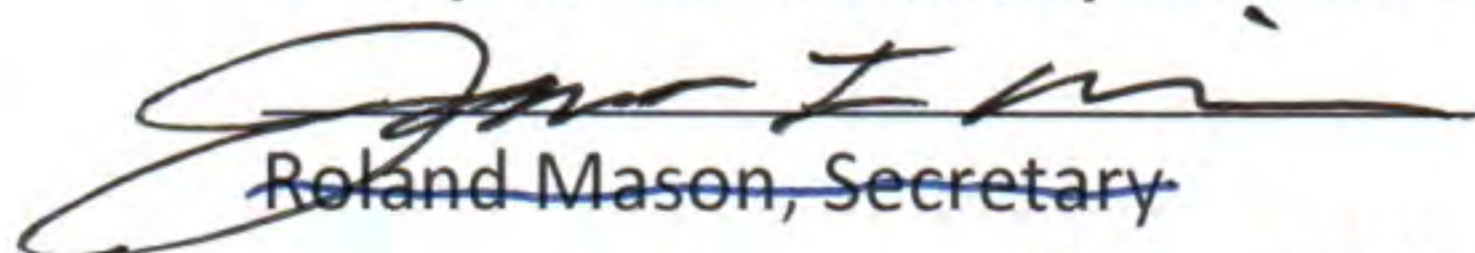
8) Approval of revised comments on the Whetstone Sketch Plan Land Use Application
Truex noted the draft comments in the packet. He reported that there had been one change to the comments regarding the sketch plan which includes a request for an underpass under Hwy. 135. The timing coincides with redesigning the Brush Creek intersection to include a roundabout. A pedestrian underpass is desirable, because to make transit accessible, we must have easy access to bus stops. We wouldn't submit this until the County formally requests it.

Jim Miles ***moved to authorize Scott to submit the proposed comments as presented when the County formally requests comments.*** Jason MacMillan seconded the motion. Motion passed unanimously.

North Valley supervisor housing requests. Scott has spoken to Troy Russ at the Town of Crested Butte. This will be a discussion during the 2023 budget discussions.

The meeting adjourned at 9:27 am

These minutes are the final version approved by the Board of Directors of the Gunnison Valley Transportation Authority at its meeting on August 12, 2022.


~~Roland Mason, Secretary~~
JIM MILES, VICE CHAIR