



City Council Meeting

August 2, 2023

City Council Chambers, 38 West Center

7 P.M. Mayor Nay opened the meeting.

Roll Call:

Rod Taylor, Michael Wanner, Shawn Crane, Stella Hill, Robert Andersen, Lori Nay

Invocation/Inspirational Thought:

Given by Stella Hill

Pledge of Allegiance:

Led by Mayor Nay.

Public Forum:

No public comment

Minutes

July 9th Meeting:

Mayor Nay stated that GOEO was spelled wrong, Valerie made the change.

Councilor Crane made the motion to approve the minutes for the July 9th meeting with the spelling error change, Councilor Andersen seconded the motion.

Roll Call:

Taylor: Yes, Wanner: abstained Crane: Yes, Hill: abstained, Andersen: Yes

Bills for period ending July 28, 2023, totaling \$375,698.09:

Councilor Crane made the motion to approve the bills for the period ending, totaling, Councilor Andersen seconded the motion.

Roll Call:

Taylor: Yes, Wanner: Yes, Crane: Yes, Hill: Yes, Andersen: Yes

Previous Business - Discussion and Possible Action Items

Pool Mural:

Earlier this year, the City Council discussed the idea of having a photo-backdrop mural painted at Main Street Park. Mr. Destry Nay, who lives in Axtell, is proposing to paint a mural on the north elevation of the building for \$5,000. The council was given a draft of what Destry would like to put on the mural. Mayor Nay stated that she thinks that this has all the things they were looking at for a mural. The council wondered about how long this would last. Jeremy Vincent thinks that taking out some of the grass would help with keeping water off it. Robert Andersen thinks that the stucco wall will need to be fixed. JD Bunnell said that having any sprinklers there could still get the wall wet if there was ever wind. The Council liked the mural and the idea of relandscaping the area for around \$6,000. Mayor Nay noted that she has a \$1,000 grant from the state that can be applied toward the project.

Councilor Wanner made a motion to move forward with the mural and relandscaping project. Councilor Taylor seconded the motion.

Roll Call:

Taylor: Yes, Wanner: Yes, Crane: Yes, Hill: Yes, Andersen: Yes

New Business

Discussion and Possible Action Regarding Bids for 2023 Road Maintenance Work:

JD Bunnell spoke with the council. The City recently advertised bids for three road maintenance projects: crack seal, chip seal, and seal coating. Rasmussens, who did the crack seal work earlier this year can do the planned work for \$47k. City Administrator Marker and JD recommended that the city wait to award the crack seal, but move forward with the bid to Hales Sand & Gravel for \$244,912 for the chip seal, and award the bid to Holbrook Asphalt Co. for up to \$151,321.61 for the seal coating. JD and Ensign Engineering will work with Holbrook to identify possible roads and trails to be covered this season and then come back in the spring to overlay the crack seal streets. The projects will likely drop since bids included 200 east and 400 west that were part of the storm drain project. The storm drain project roads will be covered with project funds.

Councilor Wanner made the motion to award crack seal to Rasmussens for \$47,000 and to Holbrook Asphalt Co. for the seal coat work not to exceed \$151,231.61. Councilor Andersen seconded the motion.

Roll Call:

Taylor: Yes, Wanner: Yes, Crane: Yes, Hill: Yes, Andersen: Yes

Discussion and Possible Action Regarding Conditional Use Permit for Two-family Dwelling at 65 East 200 South:

Dillon Thurston, owner of 65 East 200 South, desires to construct a two-family dwelling on the subject property. The property previously contained a single-family structure, which was destroyed in a fire. The property is zoned R&C where the proposed use is required to obtain conditional use approval before a building permit can be issued. Dennis Marker stated that the City Council is the land use authority for these matters and can take final action on the request. The Planning Commission reviewed the proposal during their July 26 meeting and forwarded a positive recommendation with the following conditions: 1. A landscape plan should be submitted, which includes irrigation designs and planting types. 2. Impact Fees shall be paid for the additional unit to be constructed on the property. 3. The development is subject to the city water master signing off on the development. 4. The applicant shall provide access to and maintain the rear portion of the property in accordance with city nuisance and public safety standards.

Councilor Hill made the motion to approve the conditional use permit for two-family dwelling at 65 east 200 south. Councilor Andersen seconded the motion.

Roll Call:

Taylor: Yes, Wanner: Yes, Crane: Yes, Hill: Yes, Andersen: Yes

Councilor Taylor suggested that the Council change the code to make duplexes in the R&C-1 zone an administrative review process since all development standards are in the code and requiring planning commission and city council review is an unnecessary process.

Councilor Hill asked why single-family homes and duplexes would be permitted along Main Street in the R&C-1 zone.

Administrator Marker noted that the Planning Commission is already reviewing standards for multi-family developments in the city and could address the two concerns raised.

Discussion and Possible Action Regarding Amendments to Agreement with Samuel L. Roach and Mary K. Larson:

An infrastructure deferral agreement was entered into between the City and Samuel L. Roach and Mary K. Larson in December 2022. The city development code required, at that time, full street improvements adjacent to any new lot development. On March 2, 2023, the Council adopted Ordinance 2023-02, which reduced the required improvements along a street or right-of-way that was not asphalted. Mr. Roach and Ms. Larson are asking that the deferral agreement

be amended to reflect the new city development requirements, since their property is adjacent to a street with no asphalt.

Proposed changes to the agreement were prepared and reviewed. The agreement continues to include infrastructure requirements for water, sewer, and road improvements with reimbursement provisions for the infrastructure to be installed in 400 North.

Councilor Wanner made the motion to approve the amendments to the infrastructure deferral agreement with Samuel L. Roach and Mary K. Larson. Councilor Taylor seconded the motion.

Roll Call:

Taylor: Yes, Wanner: Yes, Crane: Yes, Hill: Yes, Andersen: Yes

Resolutions and Ordinances

Resolution 2023-04 Amending Employee Hiring Processes:

This resolution was reviewed by the Council during its June 7 and July 19 Council meetings. It was tabled for revisions during the June meeting and tabled after discussion at the July meeting. It is presented again for final consideration by the Council.

Councilor Crane made the motion to approve Resolution 2023-04 amending employee hiring processes. Councilor Wanner seconded the motion.

Roll Call:

Taylor: Yes, Wanner: Yes, Crane: Yes, Hill: Yes, Andersen: Yes

Resolution 2023-08 Amending Employee Retirement Benefits:

Valerie Andersen has been working with the Utah Retirement System (URS) personnel to complete an audit of the city's contributions to URS. One of the audit findings included the need to amend the city's personnel policy to clarify which employees are eligible for Tier 1 or Tier 2 retirement benefits. This resolution provides the URS suggested language for incorporation into the city's personnel policies.

Councilor Crane made the motion to approve Resolution 2023-08 amending employee retirement benefits. Councilor Hill seconded the motion.

Roll Call:

Taylor: Yes, Wanner: Yes, Crane: Yes, Hill: Yes, Andersen: Yes

Ordinance 2023-05 Adopting Main Street Architectural Standards:

The City Council and Planning Commission have been working to develop architectural standards for properties along Main Street since September 2022. Ordinance 2023-05 is the culmination of several work meetings, public meetings, and a public hearing with the Planning Commission.

On July 26, 2023, The Planning Commission positively forwarded the Ordinance 2023-05 Exhibit A language to the City Council. The City Council can now review the language and may make any desired changes before adopting the Ordinance. The council agreed that they would like to investigate this more before they approve it. They would like to set up a work meeting to go over this more.

Councilor Crane made the motion to table Resolution 2023-04 amending employee hiring processes. Councilor Wanner seconded the motion.

Roll Call:

Taylor: Yes, Wanner: Yes, Crane: Yes, Hill: Yes, Andersen: Yes

Reports of Officers, Staff, Boards and Committees

Dennis Marker:

He provided the results of the 4th of July public survey to the council. The biggest highlight of the event appears to be the fireworks. He provided the council with all comments that were made with the survey. Some suggestions that were made were that the parade route be longer, there was a lot of concern about people taking up parking days before the parade. There was also a lot of concern about the concert and suggestions that the city get past a one-person show. Mike stated that he would like to get together with the committee soon to go over all this. There are a lot of suggestions for more bathrooms.

The Planning commission approved 2 home occupations. McKenzie Caldwell for a photography business and James Blackburn who will be doing IT consulting. Dennis also mentioned that the ULCT conference is coming up.

Valerie Andersen:

Valerie addressed the council and let them know that if they want to go to ULCT conference that she needed to know so that she could get them hotel rooms. Councilors Crane and Hill both stated they would like to go.

Reports by Mayor and Council Members

Rod Taylor:

He has followed up with rocky mountain power for the light at 100 East and Hwy 89. JD stated that they will need to get with Stewart or the state to figure out where they want to do the right of way. They are working on a contract for this light. He also found out that the City will have to contact rocky mountain power for the lights in the subdivisions.

Mike Wanner:

He said that he has been receiving a lot of positive feedback on the new trails. He stated that it has been getting a lot of use. He said they have 11 miles total of trails. He is currently working with a professional mountain biker to put together a Gunnison team. He said that they are hopeful that they will be able to host a race next year.

Shawn Crane:

The RC airfield is being used a lot and the club is growing.

Stella Hill:

She is very happy with how great the flowers look. She said main street and the cemetery look really good.

Robert Andersen:

The district is getting close to putting in asphalt by the ball fields.

Lori Nay:

The contract for CDBG funds has been signed and Dennis is working through final paperwork with the state before getting going.

PUBLIC HEARING ON PROPOSED TAX INCREASE FOR FY 2023-2024 BUDGET:

8:38 P.M. Councilor Andersen made the motion to open the public hearing on the proposed tax increase for FY 2023-2024 budget, Councilor Hill seconded the motion.

Roll Call:

Taylor: Yes, Wanner: Yes, Crane: Yes, Hill: Yes, Andersen: Yes

Dennis Maker shared a presentation with the council and the public present. The presentation was available to the public through social media and in the office.

Public Comment:

Debbie Greener was amazed that more people didn't come. She stated that she feels like if the public wanted to know what was going on they should come and be involved.

8:57 P.M. Councilor Hill made the motion to close the public hearing on proposed tax increase for FY 2023-2024 budget, Councilor Andersen seconded the motion.

Roll Call:

Taylor: Yes, Wanner: Yes, Crane: Yes, Hill: Yes, Andersen: Yes

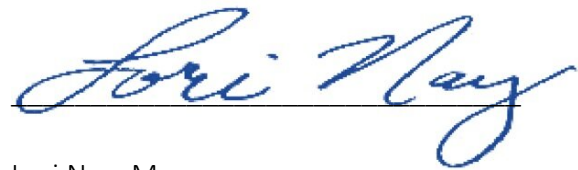
Jill white, who was in attendance was asked by Councilor Crane if she had any concerns with the tax increase. She indicated she did not.

Adjournment:

Councilor Andersen made the motion to adjourn, Councilor Crane seconded the motion.

Roll Call:

Taylor: Yes, Wanner: Yes, Crane: Yes, Hill: Yes, Andersen: Yes

A handwritten signature in blue ink that reads "Lori Nay". The signature is written in a cursive, flowing style and is positioned above a horizontal line.

Lori Nay, Mayor

Approval Date: August 16, 2023

Attest:

A handwritten signature in blue ink that reads "Valerie Andersen". The signature is written in a cursive, flowing style and is positioned above a horizontal line.

Valerie Andersen, City Recorder