

CITY COUNCIL MEETING

Wednesday, September 21, 2022

Gunnison City Hall

38 West Center Street

7 P.M. start time

Roll Call Mayor Lori Nay, Stella Hill, Rod Taylor, Shawn Crane, Michael Wanner

Excused Robert Andersen

Invocation/Inspirational Thought Rod Taylor

Pledge of Allegiance Mayor Nay

Public Forum (Public comments may be delivered in person at the meeting or submitted to the City Recorder prior to 5:00 pm on the meeting date for presentation to the City Council)

No public comments were made.

Approval of Minutes – September 7, 2022, Regular City Council Meeting.

Councilor Hill makes motion to approve with a change of Lori Hill to Lori Nay

Seconded by Councilor Taylor.

Rod Taylor–yes, Stella Hill– yes, Shawn Crane– yes, Michael Wanner– yes, Robert– Andersen absent

Approval of Bills for period ending September 20, 2022

Current bills totaling \$217,114.31.

Motion to pay bills by Councilor Crane. Seconded by Councilor Hill.

Shawn Crane yes, Stella Hill yes, Rod Taylor yes, Michael Wanner abstain, Excused Robert Anderson

Award of Bid for Drilling New Test Wells

Mayor Nay stated we have 2 sites for wells: one is near the treatment plant, and the other is in the west part of the valley. Cluff drilling's bid was 2 times less than Tar Canyon. Mr. Marker stated that the low bid of 715 thousand is more than we budgeted (\$280 thousand) for this project. Based on the water meter project funding package, we have 240 thousand extra ARPA dollars that can go towards this project. After speaking with Gary, he confirmed we do have significant cash reserves within the utility departments, with the Sewer reserve having over \$500 thousand that we can put toward this project. Councilor Hill asked about the cost to run the water from the well. The Mayor stated it will depend on which well is selected. Kelly Chappell, with Ensign Engineering, stated that they won't use the test hole as the production drill site. He estimated the treatment plant location will cost 3.5 million dollars to drill, improve, and connect to our system. The Tar canyon well will be 6 million dollars. With the supply and demand on the labor market, we only received 2 bids.

Most well drillers stated they are not doing municipal bids right now. The bid that came in the lowest would be able to start in November.

Kelly stated we would be safe to assume that one of these wells will have arsenic in it. The Tar Canyon well has more unknown, and is also the higher cost. However, it could yield more water. More data is needed. If we are only going to do one, he would recommend the Tar Canyon, even with the higher cost. Councilor Taylor noted the Hayes Canyon well is still an option, and it would be a partnership with Centerfield, which they are amenable to. Kelly stated Hayes Canyon well does have a nitrate or two, and we would have to mix and treat the nitrates. We could skip the test and go into a partnership and go straight into the drilling. Kelly stated the arsenic is more treatable.

Kelly thinks we need to do both test drills, because it gives the city more data points. It could be done in a phase by phase if the council wants to start with Tar Canyon. We wouldn't need to rebid if we only decided to do one, although it would be easier to award both of the bids rather than try and redo and go through council again.

Councilman Crane asked if the one well is in the same aquifer as the Bartholomew well. Kelly said it could be, but one shouldn't impact the other due to distance.

The permits for these test sites are pulled by the well drillers. It should be quick for them to do.

Councilman Taylor asked if the new well gets 800 acre-feet, will that give us room for growth? Kelly's answer was that the city's water rights will have to be moved into the new well. The water rights aren't the problem; it's the actual water.

Motion to approve the Tar canyon well, then move to the treatment plant well, and award the project to Cluff Drilling was made by Councilman Taylor.
Seconded by Councilwoman Hill.

Rod Taylor yes, Shawn Crane yes, Stella Hill yes, Michael Wanner yes, Robert Andersen absent

New Business – Discussion and Possible Action Items

Home Based Business License for Gage Mogle at 215 East Rock Creek Circle

Dennis informed the council that Gage is providing Hunting Guide services. The impacts to his neighborhood are minimal. He will have his own hunting gear. The Planning Commission reviewed and recommended it to the Council.

Motion to approve a home- based business license was made by Councilwoman Hill. Seconded by Councilor Crane.

Rod Taylor yes, Shawn Crane yes, Stella Hill yes, Michael Wanner yes, Robert Andersen absent

Home based Business License for Aaron Dalley at 254 East 300 South

Dennis stated this also went to the Planning Commission. They gave a positive recommendation to the Council.

Mr. Aaron Dalley spoke to the Council about building a mining and engineering company. He currently works at Willow Creek Salt mine. He will have lab equipment in a detached garage on his home property.

Motion to approve the home-based business license made by Councilor Taylor.
Seconded by Councilor Crane.

Rod Taylor yes, Shawn Crane yes, Stella Hill yes, Michael Wanner yes, Robert Andersen absent

Conditional Use Permit for Ambulance Facility at 180 North Main Street presented by Hospital Administrator Brenda Bartholomew.

Mayor Nay stated the Hospital gave the city the land for the fire station. Gunnison hospital has received a grant of 140 thousand dollars for a new ambulance facility. It will be 55x60 3300 sq feet, with 3 bays, 2 offices, and shower areas. The main entrance will be to the North, and will include landscaping and a covered area on the north for the employee entrance. The building will be charcoal gray with white trim. They will have wall lights with shields directing the light downward. The mayor asked about lighting planned for the parking lot. Dennis Marker indicated that will be up to the hospital; it is not required by code.

Mayor Nay stated she understands why the steel building, but the facade would be nicer if there was other material on the building as well. Brenda Bartholomew, representing the hospital, stated that it is an ambulance shed, but they will be making it look nice. The doors will not look like regular garage doors, and with the signage, it will look nice. Councilman Taylor stated they are doing a lot to make it look nice and it's a good project. The trees on the south will be removed.

The cost of adding rock would be 25-30 thousand more. Councilman Crane asked if that goes above their budget. Brenda did say yes almost by \$25,000. The mayor asked if there is anything Gunnison City can do to help the hospital stay in budget and add these things to soften the façade. Brenda stated we will have to see; Dennis will also look into it. Councilman Crane indicated we want it to reflect well on the hospital and the city. We hope that in the process of doing this the hospital is a crown jewel for the city.

Councilor Wanner stated the hospital is making choices in the design process that will improve the look of a steel building. Councilor Hill added they have done a great job with the new sign and landscaping along Main Street.

Motion to approve the conditional use permit for the Ambulance Facility at 180 North Main Street was made by Councilwoman Hill and seconded by Councilman Taylor.

Rod Taylor yes, Shawn Crane yes, Stella Hill yes, Michael Wanner abstain, Robert Andersen absent

Large Purchase – Excavator Hauling Trailer

JD proposed two options for a trailer to haul the Excavator. The tilt deck is the best option. Gary Keddington indicated that funds could be taken from each of the public works departments to lessen the cost. Councilor Hill asked if there is a place to load or would it stay on the trailer? JD stated it would have to be loaded each time. It is safer to load and unload with the tilt deck.

Motion to approve the purchase of the trailer with the tilt deck by Councilwoman Hill, and second by Councilman Taylor

Rod Taylor– yes, Stella Hill– yes, Shawn Crane– yes, Michael Wanner– yes, Robert Andersen, absent

Reduced Funding for School Resource Officer

Mayor Nay stated the Police Board was notified that the county would not renew their contract from 2018 to support the SRO for Gunnison.

Gary Keddington stated the County does not want to participate and will not pay into the resource officer for Gunnison, because it is not one of their officers in the school. We need to meet with the school district, and most likely the other cities will have to increase their portion.

Mayor Nay stated as the Police Board, they need to negotiate with the SSSD to pay at least 50%. The district will currently pay 25% for the Gunnison officer.

Councilman Taylor stated that an option would be to have the Sheriff's office provide the officer as the SRO. Mayor Nay stated our police department would be hurting if we lose one officer. Three officers are not enough coverage. County was covering \$29,000 and if we can get the district to cover half and we could propose splitting the other half with Centerfield. The Mayor and SSSD officials will be meeting to discuss this further.

Ordinances and Resolutions

Resolution 2022-08 Regarding Fee Schedule Amendment

Dennis Marker stated that we must demonstrate the ability to repay the loan for the water meter grant. The loan's 1st payment isn't until 2025. Gary and Dennis put together a spreadsheet for two different options to repay the loan. Option one would be that we absorb the total cost to repay the loan and we adjust the fees to cover that. The cost would be a \$10.75 increase per month to each home. Option 2 would be taking the current PTIF that is at \$700,000 and pay off the current water and irrigation bond. We would also take the current PTIF and create a new reserve. Paying off those debts, and with the new reserve, the minimum monthly cost would be \$5.61 increase to monthly utilities. We will be paying \$63-69 thousand and then up to \$75-80 after 5-8 years. If we charge \$6.50 per user per month to cover the raise of payment in a few years, we will not have to revisit this fee for the life of the loan.

Councilman Wanner asked if the meter goes bad, is the city responsible for meter replacement? Yes, the fee system does not set aside operation and maintenance to replace them. Councilman Taylor stated that there is not a guarantee for certain years of how long the meters will work. Mayor Nay asked if this is what we do for the bond side and later add a fee for maintenance of the meter. Dennis noted the current monthly fee is near \$25 per acre. The new fee change will happen when we can close on the bonds.

We will need to do a public outreach for citizens to know why the fees are going up. They will need to understand this is state mandated. We will let them know we are using the ARPA money, grant money and a loan.

JD quoted the price for a 1" meter at \$1,650.11 for the parts. Installation is not included; 1.5" is \$4,546.96; 2" is \$4,738.84.

Councilman Taylor noted we should have only 1" connections for new development and need approval for anything larger. The larger meter costs would be determined at the time of request and would depend on approvals. He didn't think we should layout cost for anything further on the schedule. JD noted a 1" will be sufficient for most parcels. Dennis stated the current 1" meter connection fee is \$4000, with the install at \$400 for the meter. We should be okay for a while, and we can revisit fee schedule in the future.

Mr. Marker reviewed the other fee schedule changes:

Business license fees:

Home occupancy fee needs to be adjusted to the initial fee of \$40 and then renewal to \$25.

Combine seasonal/temporary business licenses to \$50.

Subdivision permit fees need a change to the language to include “plus engineering fees”. Minor subdivision adds preliminary fees and changes the final fees for the Minor subdivision.

Motion to approve Resolution 2022-08 with changes as discussed by Councilman Taylor and seconded by Councilman Crane.

Rod Taylor– yes, Stella Hill– yes, Shawn Crane–yes, Michael Wanner– yes, Robert Andersen, absent

Resolution 2022-09 Regarding Bond Parameters Resolution for \$1.03 Million

Mr. Marker stated with the loan we are getting, the Council will need to adopt a bond parameter resolution which is the parameter in which we will pay this loan. We are seeking potentially 1.5 million at 2% for 20 years not to exceed these parameters. We will need to have a public hearing on October 19 for this bond.

Motion to approve resolution 2022-09 made by Councilman Crane, with public hearing date change. Seconded by Councilwoman Hill.

Rod Taylor– yes, Stella Hill– yes, Shawn Crane– yes, Michael Wanner– yes, Robert Andersen, absent

Convening of Community Reinvestment Agency

Discussion and Possible Action Regarding Resolution CRA2022-01. Designating the Innovation Park Study Area

Motion to go into CRA board meeting by Councilwoman Hill, and seconded by Councilman Crane.

Rod Taylor– yes, Stella Hill– yes, Shawn Crane– yes, Michael Wanner– yes, Robert Andersen, absent

Gunnison innovation study area is what we will look at for CRA2022-01.

Motion to accept CRA2022-01 made by Board Member Crane seconded by Board Member Hill.

Rod Taylor– yes, Stella Hill– yes, Shawn Crane– yes, Michael Wanner– yes, Robert Andersen, absent

Motion to move from CRA to Council made by Board Member Taylor, and seconded by Board Member Hill.

Rod Taylor– yes, Stella Hill– yes, Shawn Crane– yes, Michael Wanner– yes, Robert Andersen, absent

Reports of Officers, Staff, Boards and Committees

Jeremy Vincent reported on the Pool and changes that have been made. The pool is now offering an extra 9 hrs. of open pool time each week. Starting at 11:00 A.M., an adult will be on duty during this open pool time. We have gone to an on-call system which reduces the labor cost by 2.8 hours daily. This is saving \$350 on wages every week. Advertising flyers have gone out at the schools for kids to take home. They have had 14 new signups for Saturday lessons. There has been \$4000 in growth in just a month and half. We have the local businesses sponsoring different classes at \$200 each.

Dennis stated the Planning commission's public hearing is on October 12 to review PI Meter standards so we can move those forward on the Council's 19th agenda.

The sidewalk project will have new costs on 400 South and 200 East to extend the sidewalk 75 ft. It will be a line item contract. The cost of materials is the same, but the amount will change .

Dennis reported he attended training for the planning commission in Lehi. Debbie Greener and Planning commissioner Janelle Overly and went to the one in Ephraim. They were both great and gave beneficial information.

Reports by Mayor and Council Members

Councilor Taylor asked staff to look at the trees near 600 S Main where the tree's blocking the view turning onto main.

Streetlights are getting fixed slower than it used to be. Check the decorative lights for maintenance.

Can we have the packet printed in color?

Councilwoman Hill gave thanks to Coleen Ogden for her services. The city needs a dumpster for 2nd East over by 1st East for Fall cleanup. The empty hospital property on 1st east.

Mayor Nay the lights on building need fixing. Also, the flagpole lights. JD is aware and in the process of repair.

Councilor Wanner shared that we have a \$120,000 grant for G-hill connection to River walk coming in.

Motion to adjourn made by Councilman Crane; seconded by Councilwoman Hill

Rod Taylor yes, Stella Hill yes, Shawn Crane yes, Michael Wanner yes, Robert Andersen absent

Adjournment at 9:20 P.M.


Lori Nay, Mayor

Attest: 
Valerie Andersen, City Recorder

Approval Date: 11-2-2022