

CITY COUNCIL MEETING

7:00 pm, Wednesday, October 19, 2022

at 38 West Center Street

Roll Call: Mayor Lori Nay, Council members Shawn Crane, Mike Wanner, Stella Hill, and Robert Andersen present. Councilor Rodney Taylor was excused. Staff members present included Administrator Dennis Marker, City Recorder Valarie Andersen, Public Works Director Donald Childs, Public Works Deputy Director JD Bunnell, Finance Consultant Gary Keddington.

Invocation/Inspirational Thought: Given by Councilor Crane

Pledge of Allegiance was led by Mayor Nay

Public Forum

No public comments were delivered

Bills for period ending October 13, 2022:

Councilor Andersen motioned to approve the bills, Councilor Hill seconded the motion.

Roll Call: Crane: Yes, Wanner: Yes, Hill: Yes, Andersen: Yes

Public Hearings

\$1.03 Million Bond for Water Meter Installation Project:

Councilor Andersen motioned to open the hearing Seconded by Councilor Hill.

Roll Call: Crane: Yes, Wanner: Yes, Hill: Yes, Andersen: Yes

Mayor Nay explained that the state has put in place a mandate that is requiring all cities to place meters on all secondary water. She explained that JD Bunnell was able to get a grant and that it was in the best interest of the city to get started on this project as soon as possible. Councilor Andersen stated that if the city would have waited it would have cost the city and the public more money in the long run.

Jeff Anderson stated that he thinks this is a very good thing because it will be nice to know the amount of water that people are using. He asked if this included all the homes that are on the farm system and what type of meters the city would use. The Council let him know that it does include farm system connections. Councilor Andersen stated that the state is trying to figure out how to preserve water and collecting data is a step in the direction.

Mr. Marker clarified that the city was planning to put meters on all connections, including the farm irrigation system within the city, but the city was not metering the inflows to those systems.

Mr. Bunnell stated that they are looking at a meter that doesn't have any moving parts in it. They are currently looking into the different options available.

Mayor Nay stated that they are hoping installation will take 12-18 months and they are hoping to do it during 2023-2024. Jeff stated that he would like to be used as a go to for when they get to the homes on the south side of the river.

Darwin Ogden asked if this is just to show how much is being used or if they are going to charge people that overuse it as well.

Scott Shaver stated that the state law states that he can bank the water that he didn't use. He wanted the city to be aware of that moving forward with the possibility of charging for overages. He stated that there is a hole in the law that needs to be looked at. Councilor Crane stated that with this new mandate the legislature will investigate changing this.

Darwin asked what companies will be benefiting from this. Councilor Andersen quipped that it was the meter companies.

Ardene Anderson stated that in the springtime he gets a lot of debris in the water and that he must change his filter often. He wondered if this would affect the meter. Mr. Bunnell stated that because the meters won't have moving parts, they should not get clogged, but residents will still need to change their filters.

Darwin asked how big the meters would be. Mr. Bunnell stated that they will be 1.5-inch to 3-inch meters and will be about three feet deep.

Are there any difference between the number of shares that someone turned in. Mr. Bunnell stated that when they implement the tier system the acreage and shares turned in will come into play.

The mayor stated that there are still a lot of variables that will come into play over time.

No additional comments were delivered.

Mr. Marker noted that a notice of the public hearing was mailed to each account holder and the city would continue to accept written comments on this matter until October 31 in accordance with state procedures.

Councilor Hill motioned to close the public hearing. Councilor Wanner seconded.

Roll Call: Crane: Yes, Wanner: Yes, Hill: Yes, Andersen: Yes

FY 2022-23 Budget Amendment – Increase for Drilling Test Wells:

Councilor Crane motioned to open the public hearing, Seconded by Councilor Andersen

Roll Call Crane: Yes, Wanner: Yes, Hill: Yes, Andersen: Yes

The Mayor stated that State law requires them to amend their budget if the original amount they budgeted will not cover the costs. She stated that the Sorensen well has been serving the valley since 1990. She stated that there are two other wells in the area that have dried up during the drought. She said they are trying to stay ahead of our growth and be able to find another water source. Gary Keddington stated that the city received a bad estimate and that the bid came in for a lot more. Councilor Wanner stated that they are trying to stay ahead of the projected growth that is coming to the state. Gary stated that to get these funds they will have to take them from savings accounts that have been built up over the years.

No other comments were delivered from the public.

Councilor Andersen motioned to close the hearing, seconded by Shawn Crane
Roll Call: Crane: Yes, Wanner: Yes, Hill: Yes, Andersen: Yes

New Business – Discussion and Possible Action Items

Water Dedication Requirements for Non-Irrigated Lands:

Mr. Marker explained a request from Mr. John Mogle for the city to not require water dedication for lands that will be improved as roads, curbing, and sidewalk. The language needs to be cleared up in the code as there have been different interpretations/applications of the code. The number of shares that need to be turned in can vary depending on if the requirement is based on gross acreage, individual lot area or area that will be watered. The Council needs to decide how they want to move forward so that they are doing it the same for everyone. The Council had some discussion and directed Mr. Marker to draft an ordinance clarifying that water will be required based on gross acreage of development and the city having the ability to accept less water for homesites on large lots.

Selection of Project for 2023 CDBG Funding Application:

Mayor Nay expressed her gratitude to the office for getting the city through the process for getting approved for this grant. She stated some options for the funding use include the ballpark, Main Street Park, the trail system and economic development. She stated that recreation is hard to get money for and that she feels like that is where the money should go.

The Council discussed other options for using the money. They think they can find other options for getting funding for the park. Mike said that they have money covered for the trails systems. The Council agreed that the ballpark project needs to be finished. Dennis will continue with the application process.

General Plan Update – Transportation Master Plan:

Mr. Marker explained to the Council that UDOT provides technical assistance grants with less than a 10% match requirement. These grants can be used for infrastructure and land use planning, economic development planning or studies, transportation studies, recreation facility design and planning, housing studies, etc. The current Gunnison General Plan was prepared in 2018. Many economic and development markets have changed significantly since that time. The city can apply for funding to help update our plan elements. Some plan elements can also be studied in more detail, such as adding potential infill housing opportunities and regulatory options to our housing plan, feasibility and traffic study for the industrial park as part of our economic plan, regional trails and

concept designs for build out of the Sanpitch riverwalk and parks. It would also be helpful to create an official street master plan since our development code references such a plan for consideration with new developments. Similarly, a future land use map can help as the city considers housing, zoning, and regulation changes. Mayor Leatherwood from Centerfield has indicated support for this grant and the creation of a joint roads and trails master plan for our communities. Depending on the scope of the planning effort, consultant fees could range from \$50K - \$80K. The match for these amounts would be a minimum of \$3,400 - \$5,500. All the Council agreed that this is something that they would be interested in doing. Dennis will start the application process.

Scheduling Annual Employee Recognition Event(s):

The Mayor stated that they are needing to schedule the employee Christmas party as well as an open house for Donald Childs' retirement. The Council decided they would like the 5th of December for the retirement open house, 6-8 PM, and the 19th for the Christmas party at 6 PM. They would like to book Shari Malmgren for catering services. Valerie will contact her to get it booked.

Ordinances and Resolutions

Resolution 2022-10 Regarding FY 2022-23 Budget Amendment #1:

Councilor Crane motioned to approve the budget amendment, Councilor Andersen seconded the motion. Roll Call: Crane: Yes, Wanner: Yes, Hill: Yes, Andersen: Yes

Resolution 2022-11 Regarding Fee Schedule Updates:

Mr. Marker reviewed the suggested changes. The first was to charge \$2 for tablecloth rentals, the Council all agreed this was a good change. He also stated that there a few residents renting our chairs. They would like to charge \$10 for 30 chairs or \$20 if the city staff helps load them. The Council would like to add a deposit in case they aren't returned. The other changes that they are looking at are the cost for a meter based on current pricing. The other discussion that they had was the road assessment fee. The city code language doesn't reflect the practice of charging a road frontage fee. If the fee will be charged it needs to be higher and the city needs to clarify when it is charged.

Councilor Crane motioned to approve Resolution 2022-11; Councilor Hill seconded the motion. Roll Call Crane: Yes, Wanner: Yes, Hill: Yes, Andersen: Yes

Resolution 2022-12 Regarding Employee Benefits Policies:

Mr. Marker walked the Council through all the changes in the resolution. The Council had a lot of discussion on the different options. The Council wants to keep the roll over vacation hours as they are. They want to add the vacation buy out at the end of the year. They are also going to replace Columbus Day with the day after thanksgiving for a holiday and they are not going to have Juneteenth as a holiday. They discussed the wellness options that they are wanting to provide to the employees. They want to allow them to either have an individual gym membership reimbursement or a pool membership.

Councilor Crane motioned to approve Resolution 2022-12; Councilor Andersen seconded the motion. Roll Call Crane: Yes, Wanner: Yes, Hill: Yes, Andersen: Yes

Ordinance 2022-10 Regarding Irrigation Meter Detail:

Mr. Marker shared that the Planning Commission and engineers reviewed the proposed detail and forwarded a positive recommendation for the adoption. Councilor Wanner motioned to approve Ordinance 2022-10; Councilor Andersen seconded the motion. Roll Call Crane: Yes, Wanner: Yes, Hill: Yes, Andersen: Yes

Ordinance 2022-11 Regarding Irrigation Meters and System Use Hours:

Mr. Marker noted that one of the eligibility requirements for the water meter loan and grant was to adopt an ordinance mandating meters on all irrigation connections and that the use of the system is restricted to the hours of 6pm – 10am. The Ordinance includes some additional reference clean ups. The Planning Commission reviewed the proposal and forwarded a positive recommendation for the adoption.

Councilor Hill motioned to approve Ordinance 2022-11; Councilor Crane seconded the motion. Roll Call Crane: Yes, Wanner: Yes, Hill: Yes, Andersen: Yes

Ordinance 2022-12 Regarding Land Use Code Chapter 14 Amendment:

Mr. Marker introduced the ordinance. He stated that Chapter 14 indicates all development fees are listed in the Land Use Code, but those fees are listed in the adopted fee schedule. The ordinance clarifies where the fees can be found. The Planning Commission reviewed the proposal and forwarded a positive recommendation for the adoption.

Councilor Crane motioned to approve Ordinance 2022-12; Councilor Andersen seconded the motion. Roll Call Crane: Yes, Wanner: Yes, Hill: Yes, Andersen: Yes

Ordinance 2022-13 Regarding Re-Adoption of Floodplain Management Standards:

Mr. Marker noted that this ordinance was a readoption of standards adopted in 2012. Some changes were made for consistency between other land use regulations. The City Engineer or engineering consulting firm will be responsible for administration of the floodplain development standards. The Planning Commission reviewed the proposal and forwarded a positive recommendation for the adoption.

Councilor Crane motioned to approve Ordinance 2022-13; Councilor Andersen seconded the motion. Roll Call Crane: Yes, Wanner: Yes, Hill: Yes, Andersen: Yes

Minutes – September 20 Regular City Council Meeting:

The Council Tabled action on the minutes.

Reports of Officers, Staff, Boards and Committees:

Mr. Marker reported

- Sewer flow meters were being installed at the sewer lagoons this week.
- A meeting was held with Cluff Drilling. They are able to start drilling the culinary test wells within two weeks.
- Zion's Bank Public Finance group provides consulting services to make sure a community reinvestment agency complies with state code. They are willing to provide financial analysis and presentation materials for a contract price, not-to-exceed, \$8,000. The Council agreed with using Zion's Bank for the service and moving forward.
- The city is starting to get inquiries about a light parade.

Mr. Bunnell shared that the irrigation system will shut off this week due to dropping temperatures. Mrs. Andersen reviewed the monthly financial statements with the Council and noted that the employee benefits package needs to be reviewed by the Council at their next meeting.

Adjournment:

Councilor Hill motioned to adjourn, seconded by Councilor Wanner.
Roll Call Crane: Yes, Wanner: Yes, Hill: Yes, Andersen: Yes

Meeting adjourned at 10:30pm



Mayor Lori Nay

Attest 

Prepared by Valerie Andersen
City Recorder