

Gunnison City Council Meeting

Wednesday, June 15, 2022, 7 P.M.

Gunnison City Hall

38 West Center Street, Gunnison

Councilmembers Present:

Robert Andersen, Mike Wanner, Shawn Crane, Rod Taylor, Stella Hill Via zoom

Present:

Mayor Nay, Valerie Andersen, Dennis Marker, Coleen Ogden, Debra Greener, Evanir Johnson, Blake Donaldson, Donald Childs

Public Comment:

No public comment

Presentation of part time summer help; Ryder Coates and Aubrey Peterson:

Mayor Nay stated that they have hired a couple of part time helpers for the public works department.

Proposal with possible approval to reinstate conditional use permit- Martha Larson, Valley West Properties, LLC:

Martha is requesting that we reinstate her conditional use permit that was originally approved February 2021. She has applied for tax credits, and she is working on getting additional funds. The mayor asked if she was ready to move forward. She stated that she will apply in the fall and that she isn't planning on breaking ground this year. Robert Andersen asked if this needed to be done now or if they should wait. Rod Taylor wondered if this was a requirement to get her funding. Shawn Crane asked when she would be ready. Martha is hoping that they will be ready to begin in January. Rod reminded her that we are still needing the water shares, and the impact fees would be required before they could start building. She stated that she is aware of this, she stated that she has them in her possession. Mayor Nay was concerned about some of the promises that were made last time have not been taken care of. The maintenance of her current buildings. Martha stated that she is partnering with L.B. Hunt management to help her maintain the property. They will take care of all the issues. Mike Wanner wondered if there would be an onsite manager, or if this company would just maintain. Martha stated that they will visit once to twice a week. Dennis Marker asked if she could provide us with the agreement between her and the management company. Rod stated that they could approve the conditional use and state that all fees must be paid, and water shares turned in before and construction is started.

Rod Taylor made the motion that they approve the extension of the conditional use permit with all permit and impact fees, water dedication requirements as well as a management plan be provided to the city prior to construction starting. Robert Andersen seconded the motion. The vote was unanimous in favor.

7:35 P.M. Martha Larsen left the meeting

Amend city code 9-2-3.13 Water use efficiency:

The council discussed the changes. They are wondering about the agriculture not having the restriction. Rod Taylor stated that the farmers are allocated a certain amount based on their water shares. Rod thinks that they need to regulate the pastures with the three-inch risers. Mayor Nay asked if the council was ok with the fines. Rod feels like this only needs to be implemented when we are on restrictions. They asked if Dennis Marker could write up a fee schedule for what the violations would be.

Robert Andersen made the motion, Seconded by Shawn Crane. The vote was unanimous in favor.

Discussion with proposed approval of Resolution 2022-03 Fee Schedule:

Mayor Lori Nay stated that the city has decided to visit the fees schedule yearly. She stated that during a recent staff meeting they discussed the rental of the city building and some water system connection fees. In the future we will want to revisit the pool fees and irrigation system fees and metering.

Motion made by Shawn Crane to approve the revised fee schedule; Robert Andersen seconded the motion. The vote was unanimous in favor.

Approval of city council minutes; May 18th, May 18th Work Meeting, June 1st:

Robert Andersen made the motion, Mike Wanner seconded the motion. Vote was unanimous in favor.

Approval of bills and adjustments:

Shawn made the motion, Mike seconded. The vote was unanimous in favor.

Public Hearing to reopen and amend the 2021-2022 budget:

8:13 P.M. Shawn crane made the motion to open the public hearing. Gary Keddington went over the final budget for the current fiscal year ending June 30, 2022. He stated that we have had this budget all year. He has adjusted the numbers based upon; one area that needed to have money moved around was the ballpark project. They have been going through invoices and statements. They are currently \$31, 000 short but all the money coming in from the 4th of July will be going towards this project. Pool repairs were made back in March. They must take \$ out of the general fund. This money is taken out of the pools budget for the coming fiscal year. Mayor Nay asked if we received the grant for the \$200,000. Rod Taylor asked about the loss on the water department. Gary stated that the way that the budget has been going with the costs for the media

replacement this is just the estimate for the end of the year. He said that it won't go over. Gary stated most of the loss right now is due to the city double paying on a bond payment. Two years ago, a payment was made for all the bonds but only applied to one. The following year they send a late notice along with late fees. They spend almost double what they should have due to this. Rod asked if we have water savings to cover the \$43,950. Gary said that there is a lot of money in the savings, but the bond payments being fixed will bring the water out of the negative.

Blake Donaldson asked Gary about the water rate changes that were made back in 2014. He was wondering if any adjustments were made. Gary said there was an original price that didn't work, and they had to up it in 2016. Shawn Crane asked when the last time was that the water rates were changed. Gary stated that they were done in 2016. He said that the city needs to make sure that they are looking at these often so that they don't have to make huge adjustments when costs get too high.

Public Hearing to adopt the Gunnison City proposed fiscal year 2022-2023 operating budget:

8:13 P.M. Shawn crane made the motion to open the public hearing. Gary Keddington addressed the council; he stated that the council votes their values when they make a new budget. A transfer will be made into the general fund from the sewer fund of \$215,000. Sewer to pool \$92,100. The council stated that they are making a lot of improvements to the pool and some of these changes will make the pool more energy efficient. The storm drain will receive a transfer from the B&C road funds. He stated that we have one bond that is going towards two different projects, so they must be separated \$10,000 out of cares act for firefighters. 5% cost of living raise for employees. He stated that the police department will not be contributing more than normal. He put the new bond payment, he stated that they have already had that money available in the budget. Gary decided that this year he needed to break down all the individual projects going on in the city. He said that they have applied for a grant to help with the secondary meters. He is hoping that they will know if they will be getting that sometime after September. He said the city will have to make a lot of decisions down the road with this project. Mayor Nay stated that the state is requiring the city to place secondary meters on all irrigation. Gary stated that it is a mandate, and he does not think that we will get out of it.

The council looked through the budget to make sure that they didn't want to make any more changes.

Evanir Johnson asked about the secondary water meters. She asked who would pay for these meters. She stated that she has noticed that a lot of people are using a lot more water than needed. She thinks that the meter will help regulate water use. Mayor Nay stated that they are not sure what all the costs will for sure be. She said they are planning on getting money from the state, but the city will also have to cover costs. They are not sure how this will affect the residents yet.

Mike Wanner went over the pool costs again. Shawn Crane is wondering if these improvement costs are something that will happen every year. Mike thinks that the city needs to investigate other ways to get funding for the pool. Rod Taylor stated that a lot of people are installing solar and that is taking away from the taxes that would normally go into revenue.

Dennis Marker stated that every time you put something into the ground you have to immediately look at putting savings away for maintenance. He said that with the pool reducing

cost will help, but they also need to investigate increasing revenue. He said the largest cost right now is the payroll but that this is necessary to keep the pool safe.

Mike Wanner made the motion to close the public hearing. Shawn Crane seconded the motion. The vote was unanimous in favor.

Discussion with proposed approval to reopen and amend the 2021-2022 budget:

Shawn made the motion, Mike seconded it. The vote was unanimous in favor.

Discussion with proposed approval to adopt the Gunnison City fiscal year 2022-2023 operating budget:

Shawn Crane made the motion to approve the budget with the changes as discussed; rounding the revenues in the fire department and reduced the expenditures for the water down to \$60,000. Robert Andersen seconded the motion. The vote was unanimous in favor.

Presentation of fraud risk assessment:

Gary said that each year they are required to go through this fraud assessment. He stated that Separation of duties are good. He said that they need a policy for it. He said the current score for the city is moderate. He said once they get a few policies in place they will drop down to low.

Other business:

Robert Andersen stated that they had some volunteers help put the new sign up at the ballpark. He states that everything was donated. Shawn Crane asked what the city was working on with the roads on 300 South on the East side of the road. Robert let him know they are repaving and making sure that the drainage goes over to the east past all the homes into a field.

Shawn crane stated that they are meeting tomorrow night; 6-16-22 to finalize everything for the 4th of July celebration. He stated that his committee has done an excellent job on getting things put together.

Mike stated that they made the final cut for the G-hill trail. They are encouraging community members to use it and help get it packed down. He said the next step is to get the kiosks set up.

Mayor Nay stated that she was excited to have Dennis Marker as the new city manager.

Dennis Marker stated that he has been looking into some action items that are needed. He would like to meet with the council at some time to go over what the goals are for the next year.

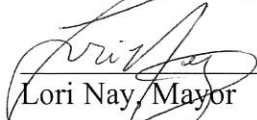
Rod Taylor asked what the water situation currently is. Donald Childs stated that the city would have a lot of water until the end of the month and then it will be gone. He stated the plan right now is to start using peacock springs the beginning of July. Donald said that the pond is full.

Adjourn:

9:23 Mike Wanner made the motion to adjourn, Rod Taylor seconded the motion. The vote was unanimous in favor.

Attest:


Valerie Andersen, City Recorder


Lori Nay, Mayor

7.20.22
Approval Date