



City Council Meeting

October 18th, 2023 City Council Chambers, 38 West Center

7:12 P.M. Mayor Nay opened the meeting.

Roll Call:

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

Invocation/Inspirational Thought:

Given by Robert Andersen

Pledge of Allegiance:

Led by Mayor Nay.

Public Forum:

Gina Freelove, and Kay Larson spoke with the council. Gina stated that they went throughout the neighborhood and started a petition. She stated that 32 people signed an agreement that they would like the neighborhood to be single family dwellings only. She also did some research and stated that crime is less in a single-family neighborhood, she also stated that property value goes down for a single-family home if multi-family is brought in. The council reviewed the area and went over the zoning map. The suggestion is that the City either create an R1 zone or modify the R2 zone. Dennis Marker stated that the citizens can start a rezoning process with a fee, or the Planning and Zoning commission can start the process as a City item. The council agreed that this is something that feel like they should investigate because of the interest. Rod Taylor stated that this will go hand in hand with the multi-family dwelling amendment that the council is working on. They asked Dennis to go ahead and start the process of looking at the zones and see how they want to go about this.

7:15 P.M. Stella Hill arrived.

Denise Frandsen Croft spoke with the council. She stated that she is in support of the single-family petition. She stated that she is concerned with keeping Gunnison a rural family community. Her worry is that Gunnison will grow and push out some of the farmers. She thinks that even though this growth is years down the road, it is something that the council needs to think about.

Samuel Roach spoke with the council about the request for the naming of the road that they are going to be building on. He requested that they name it Roach Way. Rod stated that the way that

the streets are makes sense to give it a name. He thinks that it would be awesome to maybe dedicate it to all veterans and maybe call it Veterans Way. The council stated that they haven't had a lot of time to think about this but that they would like to bring it back as an agenda item for the next meeting.

Previous Business

Property at 151 S. Main Street:

Discussion during the September 20, 2023, Council meeting included potential extension of contract terms with the Central Utah Counseling Center (CUCC) who owns the land at 151 South Main Street. Dennis Marker recommended that discussion of this item take place in executive session as it pertains to potential lease, sale, or purchase of real estate by the City.

EXECUTIVE SESSION (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property):

8:00 P.M. Councilor Crane made the motion to go into executive session, Councilor Andersen seconded the motion.

Roll Call:

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

8:52 P.M. Back in session

Councilor Crane made the motion to approve the contract extension with CUCC. Councilor Wanner seconded the motion.

Roll Call:

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

Minutes

October 4th work meeting:

Councilor Andersen made the motion to approve the minutes for the October 4th, 2023, work meeting, Councilor Crane seconded the motion.

Roll Call:

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

October 4th work meeting:

Councilor made the motion to approve the minutes for the October 4th, 2023, meeting, Councilor seconded the motion.

Roll Call:

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

Bills for period ending:

Councilor Crane made the motion to approve the bills for the period ending October 13th, 2023, totaling \$63,328.48. Councilor Wanner seconded the motion.

Roll Call:

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

Appointments, Awards, and Recognitions

Appointment of Planning Commission Member:

While the Planning Commission is currently full, Chairwoman Janelle Overly has recommended that an additional person be appointed as an alternate. Alternate members will receive equal training opportunities and information about topics as regular members. They are encouraged to attend all meetings but would not vote unless there is a lack of quorum by regular members.

Mayor Nay presented Vern Miller as an alternate to the planning commission.

Councilor Wanner made the motion to appoint Vern Miller as an alternate to the Planning and Zoning Commission. Councilor Crane seconded the motion.

Roll Call:

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

Award of Technical Planning Assistance Contract with People + Place:

Gunnison received a UDOT Technical Planning Assistance grant of \$72,000 to work with Centerfield and surrounding area residents to create a long-term visioning plan for the Gunnison Valley. Gunnison and Centerfield are obligated to match the grant funds with at least \$8,000 for a total project cost of \$80,000. It was anticipated that the work would be done in conjunction with a technical planning consultant(s) recommended by a selection committee made up of representatives from Gunnison and Centerfield. After conducting an open advertisement and interviews of three potential consultant groups, the selection committee recommends Gunnison

City work with People + Place, headed by Christie Oostema for this project. The anticipated cost of services for the scope of work is \$79,945.

Councilor Crane made the motion to award the Technical Planning Assistance Contract to People + Place for \$79,945. Councilor Wanner seconded the motion.

Roll Call:

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

New Business

Flood Mitigation Project:

Prior to the flood season of 2023, Gunnison worked with Madsen Construction to remove sediment and bolster the levees along the Sanpitch River. Due to the flooding that occurred this year, much of the work performed by Madsen Construction was undone with new sediment deposition. To maintain flow capacities and maintain the levee system, it is proposed that the city once again conduct a river cleaning project. JD Bunnell received a cost estimate from Madsen excavation for \$12,390.00. The council would like to go over this more, they are wondering if there are options for selling the gravel.

Employee Health Benefits:

The Public Employee Health Program (PEHP) is the insurance provider for city employees. They are reporting that our insurance rates for the 2023-24 fiscal year are increasing by 2% if the city continues to provide the same plan elements. The city budgeted a 5% increase for insurance.

Councilor Wanner made the motion to approve the employee health benefit with PEHP. Councilor Crane seconded the motion.

Roll Call:

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

Employee Christmas Party Date:

Mayor Nay proposed two dates for the employee Christmas party. November 29 December 13. The council decided that the would be the best day for everyone. They decided on November 30th at 6 P.M.

Reports of Officers, Staff, Boards and Committees

Dennis Marker:

The planning commission did not have a meeting this month and will just have one in November. They are going to look at a possible code amendment to the daycares. They are also going over the annexation policy plan.

For the CBDG grant, the state finally responded to documents for A+ Electric. We hope to have the wiring work started soon.

He stated that he has also been looking into some ideas for a skate park. He stated that he has a rough draft with having it to the north of the riverwalk on the east side. He got some cost estimates on the above ground skateparks, and they are quite a bit less than the inground ones.

Reports by Mayor and Council Members

Rod Taylor:

Asked where they were at with the Tarr canyon well. Dennis Marker stated that Ensign Engineers are continuing to work on environmental studies.

Road asked about the Irrigation letters that will be sent out to residents. Dennis stated that he still needs to get with Mandi to figure out the property acreages and make sure that there is a billing address for all properties to be served. He also stated that Beh brothers is still 3 months out on getting in supplies.

Mike Wanner:

A couple of the kiosks were installed, he said that they have a a map designed and ready to print for the g-hill.

Stella Hill:

She has been working on an application for Youth City Council.

4th west and 1st north haven't been cleaned up.

She feels like there is a need for affordable housing, and that she feels as though a duplex isn't an issue. Shawn stated that there is a huge need for high-density housing. Mike is curious to see how the public feels about it.

Lori Nay:

Concrete hasn't been poured on 3rd.

Adjournment:

Councilor Hill made the motion to adjourn, Councilor Wanner 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 style and is positioned above a horizontal line.

Lori Nay, Mayor

Approval Date: November 1st, 2023

Attest:

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

Valerie Andersen, City Recorder