



City Council Meeting

November 15, 2023

City Council Chambers, 38 West Center

7 P.M. Mayor Nay opened the meeting.

Roll Call:

Rod Taylor, Michael Wanner, Shawn Crane, Robert Andersen, Lori Nay present. Stella Hill was excused. Staff members present included Dennis Marker, Valerie Andersen, Gary Keddington

Invocation/Inspirational Thought:

Given by Shawn Crane

Pledge of Allegiance:

Led by Mayor Lori Nay

Public Forum:

No public comments were given.

Minutes

November 1st, 2023, Regular Meeting and Work Meeting:

Councilor Crane made the motion to approve the minutes for the November 1st regular meeting and work meeting, Councilor Andersen seconded the motion.

Roll Call:

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

Bills for period ending November 10, 2023, totaling \$42,594.65:

Councilor Wanner made the motion to approve the bills for the period ending November 10, 2023, totaling \$42,594.65, Councilor Andersen seconded the motion.

Roll Call:

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

New business

Sanpete County Chamber of Commerce – Faylyn Catmull & Board:

Faylynn Catmull, Alicia King, and Claudia King were present to represent the new Sanpete County Chamber of Commerce. Faylynn stated that the new Chamber of Commerce has 9 members, and they are looking to communities for some financial assistance to get everything up and going. They will be holding their first event in December. Sanpete County does not have a chamber and none of the Cities in the County have a Chamber. She stated that they want to help the business within Sanpete County. They are hoping to do 3 events in Gunnison next year. She stated that they are hoping to have a paid employee so that the Chamber will continue to go through the years. Mayor Nay recommended that the City donate \$1,500.00.

Councilor Andersen made the motion to donate \$1,500.00 to Sanpete County Chamber of Commerce, Councilor Crane seconded the motion.

Roll Call:

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

Executive Session:

Councilor Crane moved to enter an executive session to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property. Seconded by Councilor Andersen.

Roll Call:

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

Councilor exited the Executive Session at 7:43pm.

October Financial Report:

Gary Keddington let the council know that he had to make about 30 journal entries today to fix the budget. He stated there were things done with the budget that were not communicated with payroll. He has been working with Valerie today to get a lot of this cleaned up. He also stated that they have a lot of delinquent bills and he suggested that they should watch this more closely. Dennis Marker stated the City is looking good as far as expenses and revenue for this part of the year in the budget.

Gary was excused from the meeting.

City Hall Business Incubation Policy:

Dennis Marker led the discussion. He stated that City staff are occasionally approached by entrepreneurs wanting to use city hall space for short periods of time in a week or month to

conduct their businesses operations. Some of these requests included language classes, medical visits, and massage. The city currently allows a hearing aid specialist to use the city's small conference room each Wednesday for five hours and an ASL class is offered twice a month after regular business hours. There are currently no lease or operation agreements with these individuals. The only policy the city has now for letting individuals or groups use city facilities is that all use is on a first-come first-served basis so long as a use fee and cleaning deposit are provided. We currently only "lease" out the heritage hall, the pool, and park bowery's, but these are usually done for non-profit social events, not business activities. Concerns about the current practice of business space at city hall include equitable availability of city facilities to all businesses, use of city resources without reasonable compensation (aka public subsidies and unfair competitive advantage), no current method of tenant screening or evaluation. The council had some discussion and decided that they do not want to investigate a policy to let businesses rent out space in City Hall. Dennis stated that My Hearing Centers currently has an agreement with Gunnison's Senior Citizens. The council agreed that they need to ask the hearing center to move into the senior's area of the City Hall. They want to continue to allow volunteers to use City space.

2023 Annexation Policy Plan:

The Planning Commission forwarded an annexation policy plan to the City Council for consideration. State law requires that the City Council consider the plan document and before taking any action on it, a public hearing must be scheduled to solicit comment from the public and other affected entities (e.g., school district, adjacent cities, utility companies, county). The plan does not mean that the City is actively pursuing any annexations, it is just a state required policy if any annexations opportunities arise that the city wants to consider. The council agreed that they would like to go ahead with a public hearing for this in January.

Ordinances and Resolutions

Resolution 2023-14 Regarding Recertification of Gunnison Justice Court:

Gary Keddington and Dennis Marker led the discussion. The Gunnison City Justice Court must be recertified to continue operating. The recertification process requires that the Council adopt a resolution asking for the court to be recertified in addition to other documents prepared by the Judge and the city's attorney. The council went over the costs that the City has incurred through the years with the court. They agreed that they feel like the costs are not worth it for the City and that they would like to investigate moving their court to the county. This contract would be for 5 years, and they must have it done by December 15th. The process of taking the court out of the City will be a long process, but they agreed they want to look into it. Dennis stated that even though this recertification is good for 5 years that they can work toward moving cases to the county during that time.

Councilor Wanner made the motion to approve Resolution 2023-14, Councilor Crane seconded the motion.

Roll Call:

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

Resolution 2023-15 Regarding Interlocal Agreement for Gunnison Justice Court Security Services and Safety Plan:

One of the requirements of recertifying the Justice Court is providing the state with any interlocal agreements associated with the court. An interlocal agreement is needed between Gunnison City and the Gunnison Valley Police Department for provision of bailiff services. This resolution adopts the updated court safety plan and authorizes the Mayor to enter into an agreement for bailiff services with the GVPD to be negotiated under the general terms of no increased cost to the court unless otherwise negotiated and made part of the budget preparation process of each entity.

Councilor Crane made the motion to approve Resolution 2023-15, Councilor Andersen seconded the motion.

Roll Call:

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

Ordinance 2023-06 Regarding Multi-family Development Standards:

The changes outlined in this ordinance were reviewed by the City Council during two previous work meetings and at the last City Council meeting. Changes made to the language since the last meeting include requiring parking, communal trash collection facilities, and storage areas for each unit. State law precludes having any standards against two-family dwelling structures.

Councilor Wanner stated that he thinks a single garage per unit should be required with minimum dimensions of 18 feet by 18 feet.

Councilor Wanner moved to adopt Ordinance 2023-06 with the added parking provision that an 18' x 18' garage be provided per unit. Seconded by Councilor Andersen.

Roll Call:

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

Denise Frandsen with the newspaper asked where would the multifamily be in Gunnison. The council let her know that this is just the standards, and the next step will be to decide how they would like to handle the zoning.

Reports of Officers, Staff, Boards and Committees

Dennis Marker, City Administrator:

The electrical work is moving forward at the ballfields.

Met with the engineers on Tuesday to go over the meter project. It is recommended that any current 3-inch connection be given a 3-inch meter even if the property would receive a small meter under the council's adopted irrigated areas standard. There are also several properties with active irrigation operations that will likely redevelop in the next five years. It is recommended that those properties not be given an irrigation service at this time. This will avoid costly line expansions and wasted expense when development rips out the improvements. Held a meeting with Representative Steve Lund and Jim Russell from the state DFCM. DFCM has committed \$5.5 million towards the project over two years. Waiting to hear from the governor's office on their including the project in his budget. The State is recommending that the cost of water rights be added to the project.

Councilor Wanner:

Mrs. Inouye donated \$1,000 toward G hill.

He asked for the Council to reconsider the city's frontage requirements. He stated that there are lots throughout town that don't meet the 100-foot requirement but that they've been there and if they don't allow them to build the lot will just be a junk yard or weeds forever. The council had some discussion on what options are for this and they agreed that they don't want to make special allowances. The Planning Commission will take a look at this with their review of the R-2 zone.

Councilor Crane:

The Library Board is working well. He learned a lot at the last meeting and is now a card holder.

He asked if modifying the Clock tower chime system was included in the budget. Dennis stated that it was. Shawn is going to follow up and getting that taken care of.

Councilor Andersen:

Spent some time out at the ballpark with the electricians.

Mayor Nay:

We received three applicants for the hospital board. The information was forwarded to the Hospital Board for consideration.

Adjournment

Councilor Crane moved to adjourn the meeting. Councilor Wanner seconded the motion.

Roll Call:

Taylor: Yes, Wanner: Yes, Crane: 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: December 6th, 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