CITY COUNCIL MEETING

Notice is hereby given that the City Council will hold a City Council meeting at **7:00 pm, on Wednesday, February 21, 2024,** in the City Council Chambers **at 38 West Center Street.**

AGENDA

1. Roll Call
2. Invocation/Inspirational Thought
3. Pledge of Allegiance
4. 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)
5. Minutes – February 7 Regular Council Meeting — Pgs 2-7
6. Bills for period ending February 16, 2024, totaling $269,867.09 — Pgs 8-14
7. Public Hearing – Lead Service Line Survey
8. New Business
    a. Discussion and Possible Action Regarding New Community Identification Sign at Park — Pg 15
    b. Reconsideration of Land Agreement for Property at 151 South Main Street — Pg 16
    c. Discussion and Possible Action Regarding Sale of City Owned Land Near Peacock Springs — Pg 17
9. Reports of Officers, Staff, Boards and Committees
    a. Tarr Canyon Well Project Funding — Pgs 18-19
10. Reports by Mayor and Council Members
    a. Council Member Assignments
11. EXECUTIVE SESSION (May be called to discuss the character, professional competence, or physical or mental health of an individual)
12. EXECUTIVE SESSION (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
13. Adjournment

ADA NOTICE

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Gunnison City hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Gunnison Gazette, Gunnison, UT, 84634, posted on www.gunnisoncity.org, as well as posted on the State of Utah's Public Notice Website.

BY: ________________________________

Valerie Andersen, City Recorder

City Council Meeting

February 7, 2024
City Council Chambers, 38 West Center

7 P.M. Mayor Nay opened the meeting.

Roll Call:
Donald Childs, Michael Wanner, Robert Andersen, Lori Nay

Invocation/Inspirational Thought:
Given by Robert Andersen

Pledge of Allegiance:
Led by Mayor Nay.

Public Forum:
No public Comment

Minutes

January 17 Regular Council Meeting:
Councilor Wanner made the motion to approve the January 17th meeting, Councilor Childs seconded the motion.

Roll Call:
Childs: Yes, Wanner: Yes, Andersen: Yes

January 24 Council Work Meeting:
Councilor Wanner made the motion to approve the January 24th work meeting, Councilor Childs seconded the motion.

Roll Call:
Childs: Yes, Wanner: Yes, Andersen: Yes

Bills for period ending February 2, 2024, totaling $495,172.81:
Councilor Wanner made the approve the bills ending February 2nd, 2024, totaling $495,172.81, Councilor Childs seconded the motion.

Roll Call:
Childs: Yes, Wanner: Yes, Andersen: Yes

Bids Awards, Recognitions, and Appointments

Gunnison Valley Fire Department Leadership:

Assistant Chief Zack Jensen, and Fire Chief Jed Hansen addressed the council. Fire Department Leadership positions require an appointment by the Mayor with the consent of the City Council. The Fire department held elections and have recommended that the following individuals be appointed to the following positions: Fire Chief: Jed Hansen, Assistant Fire Chief: Zack Jensen, Fire Captain: Rohn Peterson, Fire Captain: Jay Bartholomew, Fire Captain: Kelbey Nay, Secretary: Aaron McClaskey, Treasurer/Liaison Officer: Steven Salter
Councilor Wanner made the motion to approve the Gunnison Valley Fire Department Leadership as discussed, Councilor Andersen seconded the motion.

Roll Call:
Childs: Yes, Wanner: Yes, Andersen: Yes

New Business

Discussion and Possible Action Regarding Conditional Use Permit for Gunnison Hospital to Construct a Learning Center (aka Childcare Facility) at 64 E. Center St.:

Councilor Wanner stated that he is the contractor for this project but felt he did not have to recuse himself and he could act impartially in the deliberations due to the level of scrutiny by staff and the Planning Commission on the matter.

The Gunnison Valley Hospital desires to construct a new child day care center at 64 East Center Street. The learning center will be a new structure on property next to the current learning center. The property previously contained the original Gunnison Valley Hospital building, which was torn down in December 2023. The property is zoned R&C where the proposed use is required to obtain conditional use approval before a building permit can be issued.
Councilor Andersen made the motion to approve the Conditional Use Permit for Gunnison Hospital to construct a learning center at 83 East Center Street, Councilor Childs seconded the motion.

Roll Call:
Childs: Yes, Wanner: Yes, Andersen: Yes

Discussion and Possible Action Regarding PI Valve Installation Project:

To install irrigation meters this season more efficiently, it is proposed that the Council approve a change order to the Irrigation Meter Installation Project. The change order will include installing four (4) system valves (roughly $18,000 cost) on the west side of town that will enable the contractor to isolate each block for shut offs during the meter installation process. This change order would only affect the west side of town. A future change order will address valves and installation needs on the east side of town. Donald Childs expressed concern and does not find it necessary to put 4 new valves in. He stated that there are more valves than what is shown on the GIS system. JD Bunnell stated that they must go off the GIS system because that is what they have available to them. The council asked that JD go around and verify where the current valve is. They agreed that they do need to put some in, they are just hoping they don't have to do all 4.

Councilor Andersen made the motion to approve the PI Valve Installation project as discussed, Councilor Wanner seconded the motion.

Roll Call:
Childs: Yes, Wanner: Yes, Andersen: Yes

Discussion and Possible Action Regarding Staff Training Requests:

1. The City Public Works Director, JD Bunnell, and Wyatt Scott are requesting to attend the annual rural water conference in St. George, February 26-March 1.
2. City Administrator Marker is seeking authorization to attend the Utah Chapter of the American Planning Association (APA) conference in Cedar City, April 10-12. Mr. Marker has been asked to lead a panel discussion about building mountain biking trails and economic impacts from related events. The city's budget also includes funding for two Planning Commissioner's to attend.
3. Valerie Andersen, City Recorder, is seeking authorization for the annual Utah Municipal Clerks Association conference to be held in Cedar City in April.
4. In accordance with the City Administrator's contract for service, Mr. Marker is seeking authorization to attend the 2024 annual conference of the International City and County Managers Association (ICMA), to be held September 21-25. The event will be held in Pittsburgh Pennsylvania this year.
5. Mandi Buege is seeking approval to attend the Utah Treasurers Association conference in St George, April 10-12.

Councilor Andersen made the motion to approve staff training requests as discussed, Councilor Wanner seconded the motion.

Roll Call:
Childs: Yes, Wanner: Yes, Andersen: Yes

Discussion and Possible Action Regarding New Community Identification Sign at Park:

The City Council has been discussing a new community sign at the northeast corner of the city park since 2021. Mayor Nay asked that this be brought back up. Jay Johnson, YESCO, addressed the council via phone. He went over the plan and cost with the council. He stated that this would include everything but the demolition of the current sign. Mayor Nay stated that she hoped that they would have this done by the Independence Day celebration. Jay stated that if they decide by the middle of March that they would be able to have it done in time. He also stated that the lights will have a 5-year warranty. The Mayor asked that they review this at the next meeting when all the Council members are present.

Ordinances and Resolutions

Ordinance 2024-02 Regarding Childcare Facilities Regulations:

A recent review of the city's land use regulations found several inconsistencies and lack of information regarding different Childcare facility types in the city's zones. The Planning Commission forwarded the language in Ordinance 2024-02 to the City Council with a positive recommendation. This ordinance serves to simplify the city's regulations of Childcare Facilities, bring the city's regulations into greater harmony with state regulations of the same, and clarify application of the regulations within the city's zones. The council discussed the language and agreed that commercial child care facilities should be a P-2 use in commercial zones instead of conditional uses.

Councilor Andersen made the motion to approve Ordinance 2024-02 Regarding Childcare Facilities Regulations with the additional change from a conditional use permit requirement to a P-2 Permit requirement for commercial facilities in the RC and CC zone, Councilor Childs seconded the motion.

Roll Call:
Childs: Yes, Wanner: Yes, Andersen: Yes

Resolution 2024-01 Adoption of the Gunnison Annexation Policy Plan:

The council had some discussion with resident Carlton Jensen. He recently expressed some concerns and asked the council to investigate making this plan area smaller. The council decided that they were ok leaving it as is because it is a concept plan.

Councilor Andersen made the motion to approve, Councilor Childs seconded the motion.

Roll Call:
Childs: Yes, Wanner: Yes, Andersen: Yes

Reports of Officers, Staff, Boards and Committees:

JD Bunnell: Crack sealing right now in town. They are also wanting to start working on flood preparation.

Dennis Marker: Received the final transfer on the roads project. Got more money towards the PI project. Submitted first CBDG. P&Z is looking to change the date for their February meeting. They are currently looking at the R-C zone. G-hill and race preparations are moving forward. They are currently working on getting someone to do a study, it is out for bid. He went over the map with the council and showed where this study would need to be done. He also went over where they are planning on having everything placed during the race.

Valerie Andersen: W2's and 1099's are done. There have been some issues with the business license program, she is working on getting new forms made so she can send out renewals.

Reports by Mayor and Council Members

Mike Wanner: Met with future comp regarding the G-Hill trials. He stated that they are very excited to be involved. They have athletes that will be involved with building the obstacle course. He also talked with Jake Dyreng about designing the sign for the kiosks and printing them. There will be a Gunnison team and they need a tent.

Robert Childs: They still need to put lights on the softball field, and they are having someone coming to look at laying some cement.

Lori Nay: went over the letter that has been mailed out to the residents asking them to get involved in helping the City identify what material there laterals are. There is a state mandate requiring the City to gather this information by October of this year.

Adjournment:

Councilor Wanner made the motion to adjourn, Councilor Andersen seconded the motion.

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

__________________________________ Approval Date: February 21, 2024

Lori Nay, Mayor

Attest:

____

Valerie Andersen, City Recorder

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-2221							
4009	IRS	2024.01.28.	01/15/24-01/28/24 EFTS	02/01/2024	5,217.73	5,217.73	02/13/2024
	Total 10-2221:				5,217.73	5,217.73	
10-2229							
3545	UTAH LOCAL GOVERNMENTS T	2024.02	BENEFITS FEBRUARY 2024	02/10/2024	70.00	.00	
	Total 10-2229:				70.00	.00	
10-2232							
2390	PEHP LTD PROGRAM	2024.01.28.	1/15/2024-01/28/2024 LONG TER	02/01/2024	72.71	72.71	02/13/2024
	Total 10-2232:				72.71	72.71	
10-2243							
3545	UTAH LOCAL GOVERNMENTS T	2024.02	WORKERS COMP JANUARY 20	02/10/2024	11.24	.00	
3545	UTAH LOCAL GOVERNMENTS T	2024.02	WORKERS COMP FEBRUARY 2	02/10/2024	326.33	.00	
	Total 10-2243:				337.57	.00	
10-35-10							
3961	PRESTON DAVID THOMAS	2024.01	COURT- BAIL/BOND REFUND	01/30/2024	620.00	.00	
	Total 10-35-10:				620.00	.00	
10-41-23							
2020	LORI NAY	2024.01	MILEAGE REIMBURSEMENT	01/29/2024	342.86	.00	
3911	Mandi Buege	2024.01.03	MILEAGE REIMBURSEMENT	01/03/2024	17.98	.00	
	Total 10-41-23:				360.84	.00	
10-41-24							
1330	GUNNISON MARKET	2024.01	COUNCIL	01/29/2024	153.79	.00	
1330	GUNNISON MARKET	2024.01	COUNCIL RETREAT	01/29/2024	28.98	.00	
	Total 10-41-24:				182.77	.00	
10-41-31							
1795	Keddington & Christensen LLC	2024.01	COUNCIL JANUARY 2024	02/04/2024	932.18	.00	
	Total 10-41-31:				932.18	.00	
10-41-61							
1330	GUNNISON MARKET	2024.01	COUNCIL	01/29/2024	16.67	.00	
	Total 10-41-61:				16.67	.00	
10-42-28							
1300	GTELCO	2024.01.580	COURT 580 JANUARY 2024	02/01/2024	99.76	.00	
	Total 10-42-28:				99.76	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-42-31							
870	DAVID J. ANGERHOFER, P.C.	2024.02.02	COURT- CASE # 231000012, 235	02/02/2024	440.00	.00	
3998	KEVIN LYNN DANIELS	2024.02	COURT- JANUARY AND FEBRU	02/13/2024	1,600.00	.00	
	Total 10-42-31:				2,040.00	.00	
10-42-40							
3615	UTAH STATE TREASURER	2023.09	COURT- SEPTEMBER 2023	02/15/2024	1,237.90	.00	
3615	UTAH STATE TREASURER	2024.01	COURT-JANUARY 2024	02/08/2024	1,165.36	.00	
	Total 10-42-40:				2,403.26	.00	
10-43-31							
4014	5 STAR INTERPERTING	436758	ASL JANUARY 2024	01/31/2024	1,089.96	.00	
	Total 10-43-31:				1,089.96	.00	
10-49-23							
3918	DENNIS MARKER	2024.01	MILAGE REIMBURSEMENT- UL	01/29/2024	315.58	.00	
	Total 10-49-23:				315.58	.00	
10-49-24							
490	BUSINESS SOLUTIONS GROUP	16543	ADMIN- TAX FORMS	01/12/2024	223.59	.00	
	Total 10-49-24:				223.59	.00	
10-49-34							
3958	CIVICPLUS	272860.	ADMIN	02/01/2024	79.96	.00	
1795	Keddington & Christensen LLC	2024.01	RECORDER- JANUARY 2024	02/04/2024	4,121.40	.00	
1970	LES OLSON COMPANY	EA1367846	ADMIN- MONTHLY MPS	01/29/2024	66.53	.00	
	Total 10-49-34:				4,267.89	.00	
10-49-60							
1330	GUNNISON MARKET	2024.01	ADMIN	01/29/2024	93.22	.00	
3911	Mandi Buege	2024.01.03	GYM MEMBERSHIP REIMBURS	01/03/2024	28.00	.00	
	Total 10-49-60:				121.22	.00	
10-51-25							
1455	HERMANSEN'S MILL	FC28400	ICE MELT	01/31/2024	119.50	.00	
	Total 10-51-25:				119.50	.00	
10-51-26							
1140	MOUNTAIN ALARM FIRE	4298050	CITY HALL-	02/01/2024	59.00	.00	
2410	PETERSON REFRIGERATION &	125050	CITY HALL- CASE POLY	01/03/2024	71.76	.00	
2410	PETERSON REFRIGERATION &	125232	CITY HALL- BIOLER	01/05/2024	583.60	.00	
	Total 10-51-26:				714.36	.00	
10-51-28							
1300	GTELCO	2024.01.578	CITY HALL 578 JANUARY 2024	02/01/2024	547.73	.00	
	Total 10-51-28:				547.73	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-51-30							
2505	DOMINION ENERGY	2024.01.50723	CITY HALL- 5072313829 JANUA	02/02/2024	2,920.64	.00	
	Total 10-51-30:				2,920.64	.00	
10-51-40							
3650	VALLEY BUILDERS	2023.12	CITY HALL- CORD PLUG	01/01/2024	50.64	.00	
	Total 10-51-40:				50.64	.00	
10-52-30							
2505	DOMINION ENERGY	2024.01.54857	SHOP- 5485730000 JANUARY 2	02/02/2024	1,162.04	.00	
	Total 10-52-30:				1,162.04	.00	
10-52-61							
105	ALSCO	LSAL2822973	SHOP TOWELS JANUARY 2024	01/31/2024	147.42	.00	
3650	VALLEY BUILDERS	2024.01	MAINT BUILDING- PLYWOOD, B	01/31/2024	140.63	.00	
	Total 10-52-61:				288.05	.00	
10-54-28							
1300	GTELCO	2024.01.581	POLICE 581 JANUARY 2024	02/01/2024	152.43	.00	
	Total 10-54-28:				152.43	.00	
10-54-31							
1970	LES OLSON COMPANY	EA1367846	POLICE MONTHLY MPS	01/29/2024	28.80	.00	
	Total 10-54-31:				28.80	.00	
10-56-34							
1315	GUNNISON IMPLEMENT CO	2023.12.31	BEAUTIFICATION- BASKET LIFT	01/01/2024	60.00	.00	
	Total 10-56-34:				60.00	.00	
10-57-20							
2825	SANPETE COUNTY FIRE DISTRI	2024.01	COUNTY FIRE- JANUARY 2024	01/31/2024	3,510.25	.00	
	Total 10-57-20:				3,510.25	.00	
10-58-31							
1340	GUNNISON VALLEY ANIMAL CLI	2024.01	ANIMAL CONTROL	01/26/2024	92.03	.00	
	Total 10-58-31:				92.03	.00	
10-60-25							
3875	CMC TIRE INC. SALINA	70017358	STREETS- FORD 9000	01/11/2024	722.93	.00	
1315	GUNNISON IMPLEMENT CO	2023.12.31	STREETS- CLEVIS PIN	01/01/2024	3.17	.00	
1315	GUNNISON IMPLEMENT CO	2023.12.31	STREETS- XBO HYD FLUID, CO	01/01/2024	94.48	.00	
1315	GUNNISON IMPLEMENT CO	2024.01	STREETS- BATTERY, HEADLIG	01/31/2024	126.28	.00	
2110	MASON DIESEL SERVICE INC	174129	STREETS- TO CHECK CLUTCH	01/31/2024	208.00	.00	
	Total 10-60-25:				1,154.86	.00	
10-60-62							
2685	ROCKY MOUNTAIN POWER	2024.02.07	STREETS- WO 7199880 STREE	02/07/2024	7,502.20	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 10-60-62:					7,502.20	.00	
10-62-56							
3755	WHITE'S SANITATION	41X00267	CITY PICK-UP JANUARY 2024	01/31/2024	9,293.95	.00	
Total 10-62-56:					9,293.95	.00	
10-70-13							
3722	WASHINGTON NATIONAL INS C	P2401698	FEBRUARY 2024	02/01/2024	549.30	.00	
Total 10-70-13:					549.30	.00	
10-70-25							
2505	DOMINION ENERGY	2024.01.20890	PARK- 2089009070 JANUARY 20	02/02/2024	41.15	.00	
Total 10-70-25:					41.15	.00	
10-70-40							
1315	GUNNISON IMPLEMENT CO	2023.12.31	PARKS CEMETERY FUEL	01/01/2024	268.57	.00	
1315	GUNNISON IMPLEMENT CO	2024.01	PARKS CEMETERY FUEL	01/31/2024	145.04	.00	
Total 10-70-40:					413.61	.00	
10-75-21							
2170	MICRO MARKETING LLC	944046	LIBRARY-	01/23/2024	24.99	.00	
2170	MICRO MARKETING LLC	944542	LIBRARY-	01/25/2024	21.31	.00	
Total 10-75-21:					46.30	.00	
10-75-28							
1300	GTELCO	2024.01.528	LIBRARY 582 JANUARY 2024	02/01/2024	104.09	.00	
Total 10-75-28:					104.09	.00	
10-75-31							
1970	LES OLSON COMPANY	EA1367846	LIBRARY-MONTHLY MPS	01/29/2024	29.64	.00	
Total 10-75-31:					29.64	.00	
10-75-61							
31	AMAZON BUSINESS	19YC-XTJJ-YR	LIBRARY- ASSORTED BOOKS	01/27/2024	64.90	.00	
2170	MICRO MARKETING LLC	944167	LIBRARY-	01/23/2024	14.75	.00	
2170	MICRO MARKETING LLC	944418	LIBRARY-	01/25/2024	39.99	.00	
2180	MIDAMERICA BOOKS	0026277	LIBRARY-	01/05/2024	143.70	.00	
Total 10-75-61:					263.34	.00	
10-76-35							
570	CENTERFIELD CITY	2024.0126	RAP TAX- JANUARY 2024	01/26/2024	5,235.73	.00	
Total 10-76-35:					5,235.73	.00	
21-40-22							
3996	CINTAS CORPORATION	5164712012	CINTAS FIRST AID FILL, BODY F	01/01/2024	536.34	.00	
3996	CINTAS CORPORATION	5168193887	POOL- KIT CHECKED, KNUCKL	01/01/2024	45.05	.00	
3996	CINTAS CORPORATION	5172148344	POOL- HARD SERFACE DISINF	01/01/2024	7.70	.00	
3996	CINTAS CORPORATION	5176346379	POOL- HARD SERFACE DISINF	01/01/2024	31.34	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3996	CINTAS CORPORATION	5181030804	POOL- HARD SERFACE DISINF	01/01/2024	35.48	.00	
3996	CINTAS CORPORATION	5184437834	POOL- HARD SERFACE DISINF	01/01/2024	34.39	.00	
3996	CINTAS CORPORATION	9241674887	POOL- ZOLL 3 AED OCTOBER 2	01/01/2024	135.77	.00	
3996	CINTAS CORPORATION	9245805060	POOL- ZOLL 3 AED NOVEMBER	01/01/2024	135.77	.00	
	Total 21-40-22:				961.84	.00	
21-40-24							
590	CENTRAL UTAH PUBLIC HEALT	2024.01.11	POOL- SAMPLES	01/11/2024	60.00	.00	
1330	GUNNISON MARKET	2024.01	POOL	01/29/2024	11.98	.00	
	Total 21-40-24:				71.98	.00	
21-40-25							
2480	QUENCH USA, INC	INV06843811	POOL-WATER DISPENSER- 1/17	01/17/2024	39.95	.00	
	Total 21-40-25:				39.95	.00	
21-40-28							
1300	GTELCO	2021.01.579	POOL 579 JANUARY 2024	02/01/2024	106.19	.00	
	Total 21-40-28:				106.19	.00	
21-40-40							
1330	GUNNISON MARKET	2024.01	POOL	01/29/2024	27.87	.00	
3350	TONG'S	3101	POOL- ANNUAL INSPECTION, 4	02/01/2024	44.50	.00	
3650	VALLEY BUILDERS	2023.12	POOL- ANGLE, VELCROW TAPE	01/01/2024	131.47	.00	
	Total 21-40-40:				203.84	.00	
21-40-42							
31	AMAZON BUSINESS	13KK-V139-3K	POOL- TEST STRIPS	01/23/2024	67.66	.00	
	Total 21-40-42:				67.66	.00	
22-40-21							
1315	GUNNISON IMPLEMENT CO	2024.01	FIRE-FUEL	01/31/2024	38.72	.00	
	Total 22-40-21:				38.72	.00	
22-40-22							
1330	GUNNISON MARKET	2024.01	FIRE- FOOD	01/29/2024	71.95	.00	
	Total 22-40-22:				71.95	.00	
22-40-25							
1200	FREEDOM FORD- MERCURY IN	6088779/1	FIRE- SERVICE 2017 SILVER FO	01/12/2024	53.90	.00	
	Total 22-40-25:				53.90	.00	
22-40-28							
1300	GTELCO	2024.01.582	FIRE 582 JANUARY 2024	02/01/2024	98.02	.00	
	Total 22-40-28:				98.02	.00	
22-40-30							
2505	DOMINION ENERGY	2024.01.67543	FIRE- 6754303467 JANUARY 20	02/02/2024	913.60	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 22-40-30:					913.60	.00	
22-40-60							
1330	GUNNISON MARKET	2024.01	FIRE	01/29/2024	176.48	.00	
1330	GUNNISON MARKET	2024.01	FIRE	01/29/2024	10.49	.00	
3853	SWEET INGREDIENTS	00011524	FIRE-CHRISTMAS DINNER	01/15/2024	155.00	.00	
Total 22-40-60:					341.97	.00	
22-40-66							
1140	MOUNTAIN ALARM FIRE	4298050	FIRE	02/01/2024	53.50	.00	
Total 22-40-66:					53.50	.00	
22-40-70							
1795	Keddington & Christensen LLC	2024.01	FIRE- JANUARY 2024	02/04/2024	200.00	.00	
Total 22-40-70:					200.00	.00	
50-40-25							
3970	BADGER METER	80142510	ORIO CELLULAR LTE SERV UNI	02/15/2024	30.00	.00	
3970	BADGER METER	80145164	ORIO CELLULAR LTE SERV UNI	02/15/2024	30.00	.00	
3970	BADGER METER	80147922	ORIO CELLULAR LTE SERV UNI	02/15/2024	30.00	.00	
3970	BADGER METER	80150365	ORIO CELLULAR LTE SERV UNI	01/31/2024	30.00	.00	
Total 50-40-25:					120.00	.00	
50-40-75							
3976	BEH BROTHERS	5	PI METER PROJECT REQUEST	01/15/2024	118,211.97	.00	
1515	HYDRO SPECIALTIES COMPAN	27735	PI- 129 1 1/2' BADGER E-SERIE	01/19/2024	85,817.25	.00	
Total 50-40-75:					204,029.22	.00	
51-37-11							
4016	TYSON MOOSMAN	2024.1	WATER- REFUND FOR OVERPA	01/11/2024	1,000.00	.00	
Total 51-37-11:					1,000.00	.00	
51-81-24							
590	CENTRAL UTAH PUBLIC HEALT	2024.01.10	PUBLIC WATER SAMPLE	01/10/2024	80.00	.00	
2445	POSTMASTER	2024	WATER- FIRST CLASS PRESOR	02/01/2024	320.00	.00	
Total 51-81-24:					400.00	.00	
51-81-25							
1315	GUNNISON IMPLEMENT CO	2023.12.31	WATER FUEL	01/01/2024	345.85	.00	
1315	GUNNISON IMPLEMENT CO	2024.01	WATER- lemon scrub, dawn dish	01/31/2024	7.28	.00	
1315	GUNNISON IMPLEMENT CO	2024.01	WATER-FUEL	01/31/2024	578.20	.00	
1631	JD BUNNELL	2024.01	WATER- REIMBURSEMENT BO	01/29/2024	148.38	.00	
2605	OTTEN AUTO WORKS	24175	WATER- 2021 CHEVY DURAMA	02/01/2024	1,595.31	.00	
3650	VALLEY BUILDERS	2023.12	WATER-CONCRETE MIX	01/01/2024	7.50	.00	
Total 51-81-25:					2,682.52	.00	
51-81-31							
1795	Keddington & Christensen LLC	2024.01	WATER- JANUARY 2024	02/04/2024	2,060.71	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 51-81-31:					2,060.71	.00	
51-81-51							
3545	UTAH LOCAL GOVERNMENTS T	2024.02	BONDS	02/10/2024	777.00	.00	
Total 51-81-51:					777.00	.00	
51-82-25							
1315	GUNNISON IMPLEMENT CO	2023.12.31	WATER- PREM COMP OIL	01/01/2024	8.99	.00	
3255	THATCHER CO	202410010798	SEWER- POTASSIUM PERMAN	02/05/2024	852.45	.00	
Total 51-82-25:					861.44	.00	
51-82-31							
1795	Keddington & Christensen LLC	2024.01	SEWER JANUARY 2024	02/04/2024	2,060.71	.00	
Total 51-82-31:					2,060.71	.00	
Grand Totals:					269,867.09	5,290.44	

Dated: ____

Mayor: ____

City Council: ____

____

____

____

____

____

City Recorder: ____

Report Criteria:
- Detail report.
- Invoices with totals above $0.00 included.
- Paid and unpaid invoices included.

Memorandum

To: Mayor Nay and City Council
From: Dennis L. Marker, City Administrator
Date: February 16, 2024
Re: New Community Sign

The City Council has been discussing a new community sign at the northeast corner of the city park since 2021. This will be a follow-up discussion on the matter.

Memorandum

To: Mayor Nay and City Council
From: Dennis L. Marker, City Administrator
Date: February 16, 2024
Re: Reconsideration of Land Agreement for Property at 151 South Main Street

Background
During the October 18, 2023, Council meeting, the City Council approved an extension to a land purchase agreement with the Central Utah Counseling Center. The previous agreement deadline was September 2023 and the new deadline to construct a building on the site is September 2025.

Action Needed:
An executive session to discuss the lease, sale or exchange of real property is needed to consider new information related to this land sale agreement.

Possible Action:
After discussing this matter, the Council should determine if additional negotiations or changes to the contract should be presented to Central Utah Counseling Center for consideration.

Memorandum

To: Mayor Nay and City Council
From: Dennis L. Marker, City Administrator
Date: February 16, 2024
Re: Sale of City Owned Property near Peacock Springs

Background
The city owns property near Peacock Springs. An individual owning land adjacent to the city's property has verbally offered to provide services to the city in exchange for adjusting the mutual boundaries of the properties.

Action Needed:
An executive session to discuss the lease, sale or exchange of real property is needed to consider this land sale/exchange agreement.

Possible Action:
After discussing this matter, the Council should provide direction to city staff regarding the proposal.

Memorandum

To: Mayor Nay and City Council
From: Dennis L. Marker, City Administrator
Date: February 2, 2024
Re: Tarr Canyon Well Financing Options

During the January 21 budget work session, the Council requested that scenarios for funding the Tarr Canyon well be brought back to the Council for consideration.

Assumptions:

1) The State DFCM will provide $5.5 million, over two years toward the project. Jim Russell, Director of DFCM, has confirmed that the money is reserved and DFCM will enter into an agreement with the city to solidify the expenditure toward the well project.
2) CIB will not contribute additional funds. CIB granted Gunnison $175,000 to assist with preliminary planning and environmental work. At the same meeting, CIB instituted a moratorium on new applications for funding.
3) Gunnison contributes a total of $1 million of reserve funds toward the well. Gunnison already spent $800,000 toward test wells and has committed to matching the CIB grant for a total expenditure of $975,000. Depending on financing terms, a portion of the city's costs could be eligible for reimbursement or disregarded as a project match.
4) Total project cost is $16,000,0000 which includes the purchase of additional water rights.
5) Based on area MAGI, Gunnison does not qualify for DWR term adjustments or rate modifications

Scenarios:

Scenario	Pros	Cons
A: USDA RD Finances remainder of project.	1. 25% of financed funds will be in grant ($2.3M) 2. Least impact on consumer fees with water rights 3. Includes water right acquisition	1. Requires 40-year term. 2. Results in over $5M interest 3. "Federalizes" the project, which potentially adds 25% to project costs.
B: Utah Department of Water Resources finances remainder of project	1. Shorter Payoff period 2. Non-Federal Project 3. Least impact on consumer fees.	1. Shorter Payoff period requires higher annual payment. 2. No Grant 3. State will not finance water right purchase. 4. Additional financing or rate increases to acquire water rights.
C: Combination of A and B	1. Can limit federal impact while taking advantage of grant and water rights funding.	1. Slightly higher impact on consumer fees.

A comparison of the scenarios is provided on the next page.

Funding Package Options for Tarr Canyon Well

	A		B		C	
Gunnison	$ 1,000,000.00		$ 1,000,000.00		$ 1,000,000.00	
CIB	$ 175,000.00		$ 175,000.00		$ 175,000.00	
DFCM	$ 5,500,000.00		$ 5,500,000.00		$ 5,500,000.00	
USDA-Grant (25% of funding request)	$ 2,531,250.00		0		$ 1,808,750.00	
USDA-Loan (40yr@3%)	$ 7,593,750.00		0		$ 5,426,250.00	
DWR (25yr@3%)			$ 5,125,000.00		$ 2,890,000.00	
Total	$ 16,800,000.00		$ 11,800,000.00		$ 16,800,000.00	
			does not include water rights			
		Annual User Impact		Annual User Impact		Annual User Impact
Annual Loan Payment	$ 303,377.42		$294,317.84		$400,719.03	
Uniform Monthly Base Rate Increase	$ 32.41	$ 388.95	$ 31.44	$ 377.33	$ 42.81	$ 513.74
Prison Monthly Change	$ 32.41	$ 388.95	$ 31.44	$ 377.33	$ 42.81	$ 513.74
50/50 Base Rate Increase	$ 16.21	$ 194.47	$ 15.72	$ 188.67	$ 21.41	$ 256.87
Prison Monthly Change	$ 12,640.73	$ 151,688.71	$ 12,263.24	$ 147,158.92	$ 16,696.63	$ 200,359.51
25/75 Base Rate Increase	$ 8.10	$ 97.24	$ 7.86	$ 94.33	$ 10.70	$ 128.44
Prison Monthly Change	$ 18,961.09	$ 227,533.07	$ 18,394.86	$ 220,738.38	$ 25,044.94	$ 300,539.27
Total Interest paid	$ 5,547,197.28		$ 2,141,961.79		$ 4,760,967.59	