



City Council Meeting

June 5th, 2024

City Council Chambers, 38 West Center

7 P.M. Mayor Nay opened the meeting.

Roll Call:

Donald Childs, Mike Wanner, Shawn Crane, Stella Hill, Robert Andersen, Lori Nay

Invocation/Inspirational Thought:

Given by Mike Wanner

Pledge of Allegiance:

Led by Mayor Nay

Public Forum:

Claudia Sanborn spoke with the council regarding turning the cabin at the park into a museum. She stated that she needed to council to give the DUP the go ahead to start this process.

Councilor Hill made the motion to approve the DUP request to start the process to get the cabin turned into a museum, Councilor Crane seconded the motion.

Roll Call:

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

Minutes

May 15th, 2024, Work Meeting:

Councilor Wanner made the motion to approve the May 15th, 2024, work meeting minutes, Councilor Childs seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Crane: Yes, Hill: Yes, Andersen: Abstain

May 15th, 2024, Regular Council Meeting:

Councilor Crane made the motion to approve, Councilor Wanner

Roll Call:

Childs: Yes, Wanner: Yes, Crane: Yes, Hill: Yes, Andersen: Abstain

Bills

Bills for the period ending May 31, 2024, totaling \$761,591.82. 7:

Councilor Crane made the motion to approve the bills for the period ending May 31, 2024, totaling \$761,591.82. 7, Councilor Andersen seconded the motion.

Roll Call:

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

Bids, Awards, Recognitions, and Appointments

Gunnison Architectural Review Committee Appointments:

The Council adopted the Main Street Overlay Zone in December 2023. Part of that ordinance is establishing a committee to review applications against the city's architectural standards. The committee is to include the Mayor, Zoning Administrator, a member of the Planning Commission and two individuals appointed by the Mayor with the consent of the Council. Mayor Nay proposed that Casey Dyreng and JoLyn Chappell be appointed to the Gunnison Architectural Review Committee.

Councilor Wanner made the motion to appoint Casey Dyreng and Jolyn Chappell to the Gunnison Architectural, Councilor Hill seconded the motion.

Roll Call:

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

Gunnison Valley Pool Boiler Replacement:

The primary boiler at the pool is now leaking into the coil system and needs to be replaced. A bid was obtained from Peterson Refrigeration and Mechanical for two options: Replace the single boiler with a similar boiler and add heat exchanger for \$32,948.50, or replace the boiler with two, smaller, 97% efficient boilers for \$30,750.54. Petersons recommended the first option.

Councilor Crane made the motion to replace the Gunnison Valley Boiler and go with option 1 to replace the single boiler with a similar boiler and add heat exchanger for \$32,948.50, Councilor Childs seconded the motion.

Roll Call:

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

Fireworks for the July 2024 Independence Day Celebration:

Steven Saulter spoke with the council and let them know that the cost of the fireworks has gone up to \$14,900.00.

Councilor Wanner made the motion to approve the purchase and contract with Lantis in the amount of \$14,900, Councilor Crane seconded the motion.

Roll Call:

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

Discussion and Possible Action Items

GVHS Request for Donations:

Dani Comin addressed the council. She stated that they were asking for a donation to help with the Senior party.

Councilor Hill made the motion to donate \$200 to the GVHS class party, Councilor Crane seconded the motion.

Roll Call:

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

Irrigation Meter Installation Project – Change Order:

Wyatt Payne and Kelly Chappell with Ensign engineering addressed the council. Mayor Nay asked what the original mobilization was. He stated the original \$207,000, it covers all miscellaneous projects outside of the construction, it helps with moving equipment, and bonding. The council agreed that they would like them to stay as long as possible, and that they can use all the parts that are available.

Councilor Crane made the motion to approve the change order for the Irrigation meter installation project, Councilor Hill seconded the motion.

Roll Call:

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

Accepting Money in Lieu of Water Dedication for New Developments:

City Administrator Dennis Marker addressed the council. He stated that a verbal request has been made by a potential developer for the city to provide a money in-lieu of water price. The Gunnison City development standards currently require all new development to provide 1 share in the Gunnison Irrigation and Canal company to be turned over to the city for each ½ acre

of development. The City may accept other water rights at the sole discretion of the Council. However, Sections 9.30.040.1 and 2 provide that connections to the irrigation system are possible upon “receipt of payment of the required connection fee, water rights conveyance or in-lieu payment and any other required submittal.” He recommended that the language in the above referenced sections be changed to allow the city to decide if they want to allow an in-lieu payment rather than dedication of water. Additionally, language should be adopted that outlines how requests for payment in-lieu of water dedication will be handled moving forward.

Councilor Crane made the motion to initiate a code amendment, Councilor Childs seconded the motion.

Roll Call:

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

Tentative 2024-2025 Budget Revisions:

Based on discussions at the previous Council meeting and additional analysis by the city’s financial staff, Dennis Marker went over the recommended changes to the tentative 2024-25 budget. The final budget will be adopted in the June 19th, 2024, Council meeting.

Ordinances and Resolutions

Ordinance 2024-08 Adopting Cottage Development Regulations:

Ben Lakey a business partner with Debit Abbot addressed the council. He stated that they would be happy to extend the date of when the council must decide. He also stated that their request would be a conditional use so that they can address any safety concerns. He stated that they waive the state law and that they just want to make sure that the Council does start discussing this soon. He also stated that once they investigated the area more, they felt like they wanted to scale it down from what they originally thought.

Janelle Overly with the planning commission stated that they did not have any community members excited about this development, but that they do see a need for affordable housing. She stated that they felt that this was a huge jump for development for Gunnison. She thinks that it needs to be small steps. She feels as though they need to be careful and make sure they are making wise decisions for the community.

Ben stated that they would like the council to table it if they were willing to have work meetings and go over what they think would work for the community. They are not set on what they want to do, they would just like to have affordable housing. He stated that They are not interested in having rentals they do feel like when you own a home you take better care of it.

Mayor Nay stated that they do want to make sure that they do get this right.

Dennis Marker stated that because the developers have stated that they will not force the hand of the council, and they do not have to deny it.

Ben asked if he could have a work meeting with the planning commission and the council.

Mike Wanner stated that he feels like they need to work with the commission on looking into establishing a code for cottages/affordable housing before they consider the development.

Councilor Crane motioned to table Ordinance 2024-08 Adopting Cottage Development Regulations, Councilor Wanner seconded the motion.

Roll Call:

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

Reports of Officers, Staff, Boards and Committees

Dennis Marker:

Multiple meetings with centerfield regarding the sewer lagoons. He will have an agreement drafted up for the next meeting.

Trail grants reimbursements have been submitted.

Still working with the State on getting the remaining money for the Industrial Park grant.

Designs for the shade structures have been drafted for the ballpark. Robert is going to get free power poles.

JD Bunnell:

Finished up the creek 200 East, they moved the rest of the gravel. He said that they are expected the reservoir to overflow this weekend and to expect some high waters and possible flooding. All the road milling is completed. 300 North will be just a milled road for a while, but the other roads should be paved in the next few weeks.

The meter project is starting to go smoother, and he feels as though they are taking care of the citizens' concerns.

The trails project has been held up because of equipment problems that he is trying to get resolved.

Cemetery cleanup will be next Tuesday and everything that is not attached or on the concrete will be removed.

Reports by Mayor and Council Members

Stella Hill:

They are having to water everything on Main Street. She wants everyone to help her with watching everything and let her know if anything looks like it's being watered enough.

8:54 P.M. Councilor Crane made the motion to go into executive session to discuss the character, professional competence, or physical or mental health of an individual, Councilor Wanner seconded the motion.

Roll Call:

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

9:45 P.M. out of executive session

Councilor Wanner made the motion to go into executive session to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property, Councilor Childs seconded the motion.

Roll Call:

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

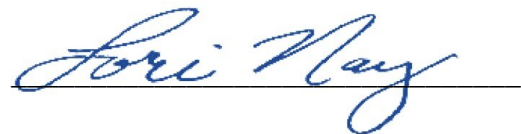
10:03 P.M. out of executive session

Adjournment:

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

Roll Call:

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

A handwritten signature in blue ink, reading "Lori Nay", written over a horizontal line.

Lori Nay, Mayor

Approval Date: June 19th, 2024

Attest:

A handwritten signature in blue ink, reading "Valerie Andersen", written over a horizontal line.

Valerie Andersen, City Recorder