



City Council Meeting

June 19th, 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 Josh Speir, Pastor at Gunnison Valley Fellowship Church.

Pledge of Allegiance:

Led by Mayor Nay

Minutes

June 5th, 2024, Work Council Meeting:

Councilor Crane made the motion to approve the minutes for the June 5th, 2024, Work council meeting, Councilor Wanner seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Shawn: Yes, Hill: Yes, Andersen: Yes

June 5th, 2024, Regular Council Meeting:

Councilor Hill made the motion to approve the minutes for the June 5th, 2024, Regular Council meeting, Councilor Andersen seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Shawn: Yes, Hill: Yes, Andersen: Yes

Bills for period ending totaling \$71,945.87:

Councilor Andersen made the motion to approve the bills for the period ending, totaling \$71,945.87, Councilor Wanner seconded the motion.

Roll Call:

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

Bids, Awards, Recognitions, and Appointments

Tyler Donaldson – Interim Chief of GVPD:

Tyler Donaldson addressed the Council and gave them an update with the department.

Public Hearings and Possible Action Items

Amend the 2023-2024 fiscal year budget:

Councilor made the motion to open the public hearing to amend the 2023-2024 fiscal year budget, Councilor seconded the motion.

Roll Call:

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

Gary Keddington addressed the council.

Councilor Hill made the motion to close the public hearing to amend the 2023-2024 fiscal year budget, Councilor Childs seconded the motion.

Roll Call:

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

Transfer from the Water and Sewer Enterprise funds into the General fund, and Pool Enterprise Fund for the 2024-2025 fiscal year budget:

Councilor Wanner made the motion to open the public hearing to transfer from the Water and Sewer Enterprise funds into the General fund, and Pool Enterprise Fund for the 2024-2025 fiscal year budget, Councilor Crane seconded the motion.

Roll Call:

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

The drafted 2024-2025 budget includes the potential transfer of revenues from the Water and Sewer enterprise funds into the General fund and pool enterprise fund. More specifically: water to general in the amount of \$90,000, sewer to general in the amount of \$210,800, sewer to pool in the amount of \$174,689.

Councilor Crane made the motion to close the public hearing to transfer from the Water and Sewer Enterprise funds into the General fund, and Pool Enterprise Fund for the 2024-2025 fiscal year budget, Councilor Andersen seconded the motion, Councilor seconded the motion.

Roll Call:

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

Review and approve administrative wage increases for the 2024-2025 fiscal year:

Councilor Crane made the motion to open the public hearing to review and approve administrative wage increases for the 2024-2025 fiscal year, Councilor Wanner seconded the motion.

Roll Call:

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

The 2024 Legislature adopted a requirement that before a City Council can grant a "Compensation Increase" to an "Executive municipal officer" the Council must conduct a public hearing about the proposed increases. The following individuals are considered Executive Municipal Officers for Gunnison since they are department or division heads or chiefs or chief assistants or deputies: Dennis Marker, City Administrator currently makes \$115,772.80/yr. His proposed salary is \$125,000 which is a 7.97% increase. JD Bunnell, Public Works director currently makes \$81,408.70/yr. His proposed salary is \$83,850.96, which is a 3% increase. Carolyn Childs, the librarian, currently makes \$21.63/hr. Her proposed wage increase is \$22.28/hr which is a 3% increase. Jeremy Vincent, Pool Manager currently makes \$25.20/hr. His proposed wage increase is \$25.96/hr which is a 3% increase. Kelsie Wirsch, assistant Pool manager currently makes \$21/hr. Her proposed wage increase is \$22.63/hr which is a 3% increase. Jed Hansen, Fire Chief currently makes \$6000/yr. His proposed salary increase is \$6,180/yr which is a 3% increase. Zack Jensen, Deputy Fire Chief, currently makes \$3,000/yr. His proposed wage increase is \$3090/yr which is a 3% increase. The above wage increases are incorporated into the final budget for FY 2024-25 which will be considered as Resolution 2024-06.

Councilor Crane made the motion to close the public hearing to review and approve administrative wage increases for the 2024-2025 fiscal year, Councilor Andersen seconded the motion.

Roll Call:

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

The 2024-2025 Fiscal Year Budget:

Councilor Wanner made the motion to open the public hearing to amend the 2023-2024 fiscal year budget, Councilor Childs seconded the motion.

Roll Call:

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

The final budget was prepared based on input from the Mayor, City Council, department heads, the city's financial advisor, and the city's capital improvement and purchases plan. The City Council conducted two budget work sessions and four public meetings to discuss the budget and set priorities and guidance for its preparation.

Councilor Wanner made the motion to close the public hearing for the 2024-2025 Fiscal Year Budget, Councilor Andersen seconded the motion.

Roll Call:

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

Discussion and Possible Action Items

Conditional Use Permit – Family Dollar Alcohol Permit for Off-Premises

Consumption:

Family Dollar, located at 433 S. Main Street, applied for an off-premises consumption liquor license. The property is zoned CC where the proposed use is required to obtain a conditional use permit. The applicant will still have to obtain a liquor license from the State of Utah before selling limited types of alcohol products. The Planning Commission reviewed the proposal during their June 12, 2024, meeting (see attached draft minutes) and forwarded a positive recommendation for the request with the following conditions: Conditions 1. The applicant obtain a Liquor Licenses as regulated and monitored by the State of Utah. 2. The development complies with the adopted city development standards. 3. The applicant submits all documents and background information required by the city's liquor license regulations. 4. Prior to the City providing a letter of approval to the State licensing agency, the landscape areas along the street frontage of the property must be improved and maintained with landscaping that is consistent with the city's landscape standards.

Tyler Donaldson suggested that they add the condition that they also clean up the back of the store. The council agreed they would like to add that to the conditional use permit.

Crane, Wanner

Roll Call:

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

Agreement with the Gunnison DUP to Operate a Museum in the Johnson Cabin:

During the June 5, 2024, Council meeting, the council approved entering into an agreement with the local DUP camp to operate a museum within and around the Johnson cabin in our city park. The attached agreement was drafted using a template from the International Society of Daughters of Utah Pioneers. City obligations under the agreement are in summary as follows: Gunnison will not own nor be responsible for any artifacts on the site. DUP owns the building, but Gunnison will maintain insurance on the building, not artifacts. Gunnison will maintain the site improvements, trees, and weed control around the site, but DUP will be responsible for all planting beds and shrubbery. Gunnison will provide and pay for utilities to the site. All aspects of artifact care, museum operations, tours, maintenance, etc. will be the responsibility of the DUP.

Councilor Wanner made the motion to approve the agreement with the Gunnison DUP to operate a museum in the Johnson cabin, Councilor Childs seconded the motion.

Roll Call:

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

Ordinances and Resolutions

Resolution 2024-05 Amending the FY 2023-2024 Budget:

Councilor Crane made the motion to approve resolution 2024-05 amending the FY 2024-2025 Fiscal Year Budget, Councilor seconded the motion.

Roll Call:

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

Resolution 2024-06 Adoption of FY 2024-2025 Budget:

Councilor Crane made the motion to approve resolution 2024-06 adoption of the FY 2024-2025 budget, Councilor Andersen seconded the motion.

Roll Call:

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

Resolution 2024-07 Addendum to Interlocal Agreement for Construction, Use, Operation and Management of Joint Wastewater Facility:

Gunnison and Centerfield entered an Interlocal Agreement for construction, use, operation and management of the sewer lagoons in November 1991. That agreement outlines the creation of a Sewer Board with representation from both communities, how expenses are to be tracked and how the lagoons will be managed by an "Operator." The agreement further outlines that costs

are to be shared between the communities according to their respective flow of wastewater into the lagoons. Each community is required to assure accurate measurement of the system inflows is accurate. Although the Sewer Board has not functioned for several years, Gunnison and Centerfield cooperated to construct a headworks building and set up screw press equipment to filter waste materials from the influent water in 2021. The headworks project (\$645,062.56) was split between the communities at an 82:18 ratio with Gunnison bearing the larger cost. Flows into the lagoons were recently confirmed by Jones & DeMille Engineering to be closer to an 88:12 split. Which calculates to a potential Centerfield savings of \$38,700 in the headworks project. Both cities conducted an additional review of respective costs over the past five years and found that Centerfield should have paid Gunnison roughly \$18,700 based on the 88:12 flows. Discussions on this study also went to future costs of a joint sewer treatment master plan, aeration needs, weed abatement, fencing maintenance, headworks replacement, etc. The Mayors and public works employees from both cities agree that the Sewer Board should be reinstated for better communication about operations, cost sharing, and future needs. To get the Board up and running again, the following terms are proposed: 1. The original agreement with previous amendments will remain in effect. 2. The Board will consist of three Gunnison representatives and two Centerfield representatives for an initial term of July 2024 – June 2026. Thereafter, the board will alternate representation as outlined in the 1991 agreement. 3. Gunnison City Public Works will operate the sewer lagoons and report all related expenses. 4. Community flows will be recalibrated each June and November with findings and annual costs reported to the cities for annual budget purposes. 5. Community budgets will include reserves toward future planning and expenses based on a Board recommended, 3-year minimum, capital purchase, improvement, and maintenance plan. 6. Gunnison will credit Centerfield \$20,000 toward future sewer lagoon operation and planning expenses, which shall be adjusted each year according to terms 4 and 5 above.

Councilor Wanner made the motion to approve Resolution 2024-07 Addendum to Interlocal Agreement for Construction, Use, Operation and Management of Joint Wastewater Facility, Councilor seconded the motion.

Roll Call:

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

Reports of Officers, Staff, Boards and Committees

2024 Fraud Risk Assessment Report:

Gary Keddington addressed the council; he stated this is a self-assessment that helps determine the possibility of fraud within the City. He went over each of the requirements with the council. He let them know about a training course that the new council members needed to do. The score was 345 which is low risk.

Dennis Marker:

Fraud risk assessment, the State funded cyber security for all the municipalities for a couple of years. The City is now set up for this. They will provide training and mock emails.

City welcome signs have been going up. The council felt like it was going to be different, it was going to be bigger. Dennis stated the dimensions were correct but that the picture was out of proportion.

Received permit from SITLA to get the permit for the bike race.

JD Bunnell:

Last 1 ½" setter, they are okay moving around town some to put in 1" where they can. Then they will be done until the rest of the parts come in. They are currently 22 weeks out.

They are starting on the planter boxes tomorrow.

Weeds just got sprayed last week.

Leaving up the flags through the 24th of July.

Reports by Mayor and Council Members

Mike Wanner:

4th of July planning is going well

Robert Andersen:

Jake Hill has been working on the power bill for the new lights on the new field, and there hasn't been a lot of change sense the new lights have been installed.

Mayor Nay:

Went to a preservation meeting and a Main Street meeting.

Councilor Crane 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 Andersen seconded the motion.

Roll Call:

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

9:55 P.M.

Purchase or Lease of Real Property Agreement #2024-01:

Councilor Crane made the motion to go forward with the purchase agreement for water rights, Councilor Wanner seconded the motion.

Roll Call:

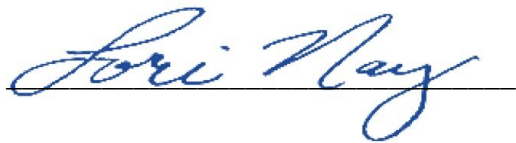
Childs: Yes, Wanner: Yes, Crane: Yes, Hill: Yes, Andersen: Yes

Adjournment:

Councilor Crane 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 that reads "Lori Nay". The signature is written in a cursive style and is positioned above a horizontal line.

Lori Nay, Mayor

Approval Date: July 17th, 2024

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