CITY COUNCIL MEETING

Notice is hereby given that the City Council will hold a City Council meeting at **7:00 pm, on Wednesday, August 7th, 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 (Individuals' public comments shall be limited to 3 minutes and must be pertinent to the scope of city authority and jurisdiction. 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 Council)
5. Minutes –
   a. July 17th, 2024, Regular Council Meeting — Pgs. 2-7
6. Bills for the period ending August 2nd, 2024, totaling $1,306,730.60 — Pgs. 8-15
7. Bids, Awards, Recognitions, and Appointments
   a. Riverwalk Trail Lighting Ratification — Pgs. 16-18
8. Public Hearings and Possible Action Items
9. Discussion and Possible Action Items
   a. Direct Award Grant Agreement with DFCM for $5.5 Million — Pg. 19
   b. Implementation of S.B. 174 Local Land Use and Development Revisions — Pg. 20
   c. Purchase or Lease of Real Property from SITLA for Tarr Canyon Well — Pg. 21
   d. Damage Claims Solutions — Pg. 22
10. Ordinances and Resolutions
11. Reports of Officers, Staff, Boards and Committees
    a. Gunnison Valley Police Department
12. Reports by Mayor and Council Members
13. EXECUTIVE SESSION (May be called to discuss the character, professional competence, or physical or mental health of an individual)
14. EXECUTIVE SESSION (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
15. 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 posted on www.gunnisoncityutah.org, as well as posted on the State of Utah's Public Notice Website.

BY: ________________________________

Valerie Andersen, City Recorder

City Council Meeting

July 17th, 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 Councilor Stella Hill

Pledge of Allegiance:

Led by Mayor Nay

Minutes

June 19th, 2024, Council Meeting:

Councilor Wanner made the motion to approve the minutes for the May 1st, 2024, regular meeting, Councilor Hill seconded the motion.

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

Bills for period ending July 12th, 2024, totaling $419,878.10:

Councilor Crane made the motion to approve the bills for the period ending July 12th, 2024, totaling $419,878.10, Councilor Wanner seconded the motion.

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

Discussion and Possible Action Items

Direct Award Grant Agreement with DFCM for $5.5 Million:

DFCM recently provided an agreement for a $5.5million grant. The funds are to help with the Tarr Canyon Well project. A meeting was held on Wednesday, July 17th at 1 P.M. with DFCM to discuss the terms and resolve concerns with the language. Mayor Nay, City Administrator Dennis Marker, City Accountant Gary Keddington, and Public Works Director J.D. attended the meeting.

Dennis stated that it will be a straight grant, they will have to make a schedule of disbursements. Dennis went over the details of the agreement with the council. He recommended that they wait to approve this until all the language is changed.

Purchase or Lease of Real Property from SITLA for Tarr Canyon Well:

Gunnison City initiated real estate negotiations with SITLA for property where the Tarr Canyon Well is planned. SITLA processes now require the City and any interested parties to prepare final and best offers for the SITLA board to consider. Discussion on this item will be to prepare the city's final and best offer.

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, Shawn: Yes, Hill: Yes, Andersen: Yes

8 P.M. out of executive session

Councilor Crane made the motion to continue the discussion for the purchase or lease of property from SITLA, Councilor Andersen seconded the motion.

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

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

During the June 19, City Council meeting, the Council directed that the city moves forward with Real Property Agreement #2024-01. Discussion on this item will be to address related negotiation items that have come up since the last City Council meeting.

Councilor Crane made the motion to go ahead with Real Property Agreement #2024-01, Councilor Wanner seconded the motion.

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

8 P.M. out of executive session

Liability Agreement with Beh Brothers Construction for PI Meter Project:

Public Works Director JD Bunnell stated that he feels like this liability agreement puts them into a better position. The Council looked over the agreement. JD believes the agreement will be very helpful to settle liability concerns like they've seen so far with this project.

Councilor Wanner made the motion to approve the liability agreement with Beh Brothers Construction for the PI meter project, Councilor Childs seconded the motion.

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

Ordinances and Resolutions

Ordinance 2024-09 Regarding Money in-Lieu of Water Dedication Requirements:

Dennis Marker spoke with the council. He let them know that Gunnison currently requires 1 share of irrigation company water to be dedicated with each ½ acre of new development. Gunnison does not require culinary water rights with new development. Many communities will require sufficient water to be dedicated to accommodating new development demands on water systems. The amount of water to be dedicated will usually cover anticipated indoor and outdoor water needs. If a community has ample water rights for the foreseeable future, then developers may be permitted to "buy-in" to the system by paying money instead of dedicating more water. This influx of cash can help a community buy additional water rights, purchase equipment, or have funding to upgrade the system to beneficially use water rights. The Gunnison City Water Master Plan, adopted in 2023, indicates, "Currently Gunnison City has a water right surplus of 234 acre-feet per year. If more water rights are not acquired, then in approximately 8 years it's projected their demand will be greater than the available water right. It's proposed that a code be created that all who plan to build will also need to acquire water rights for culinary purposes. "Ordinance 2024-09 does not fulfill the recommended change of requiring culinary water dedications, but it does remove the ability for developers to pay money in lieu of dedicating more water rights, which are needed for future growth.

Councilor Wanner made the motion to approve Ordinance 2024-09 regarding money in-lieu of water dedication requirements, Councilor Andersen seconded the motion.

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

Ordinance 2024-10 Regarding Parking Restrictions on Main Street for Parades:

The council discussed the issue with individuals parking to save spots on main street days in advance for the 4th of July parade. Dennis stated that this ordinance gives specific times that individuals can save their spots. Mike suggested that they also extend the parade route to make it safer. Shawn Crane stated that he would like to add something into the language about not being able to block intersections and the ambulance shed. Tyler Donaldson stated that this is a big safety concern for the police department. The mayor suggested maybe allowing parking in some places. JD stated that it will get too confusing and that they need to do one or the other. Shawn suggested that they ask State Bank to use their front row parking for ADA. The council decided that they would like to work on this more before approval.

Reports of Officers, Staff, Boards and Committees

Gunnison Valley Fire Department:

Dennis stated that he spoke with Chief Hansen and that he doesn't feel like the City needs to put any fire restrictions in place right now. He thinks it will be ok to allow fireworks and small controlled fires.

Gunnison Valley Police Department:

Tyler Donaldson addressed the council. He stated that the security went well for the Independence Day Celebration. He stated that the bank called him and complained about a truck parked all day to save a spot for the parade. He would like to be involved with helping the City. They got rid of two trucks and purchased a Tahoe. They will also replace the other two trucks later down the road. He stated that Wes has saved them a lot of money by installing all the equipment. He stated that feels he like their relationship with the community is good. Mike asked that they maybe put the speed limit sign up on 100 North passed the hospital to help with speeding problems on that street.

June 2024 Financial Report:

Gary Keddington and Dennis Marker spoke with the council. They let them know that this is not the final for the year but that it is just for June. There will still be expenses and revenues that will come through that will have to be applied to the last fiscal year.

Dennis Marker:

Cottage home development has gone away because the interested party backed out.
The planning commission will be on the 30th of this month.
The state had some questions about the DUP cabin agreement.
Received the plans this week for the Central Utah Counseling Center.
CO builders called and stated the shade structures will be ready in three weeks for the ballpark. The tables will come after that. He has also been working on the poles and the netting.

JD Bunnell:

Went over the roads project.

Went over the PI project

Valerie Andersen:

Audit will be October 14th-16th

Reports by Mayor and Council Members

Mike Wanner:

Wanted to thank Mandi and Val for all their hard work, the committee was wonderful, and Public Works did a lot to make the Independence Day Celebration a success.

Stella Hill:

They are having issues with the flowers on Main Street. They had them sprayed and they are looking better.

Robert Andersen:

The bill for the lights at the ballpark only went up $20 in June and the school district will continue to pay that bill.

Shawn Crane:

Played the star-spangled banner on the clock tower.

Mayor Nay:

The sign will be taken down and must be redone. It will be fixed and Yesco will pay for it because they did not follow the plans that were agreed upon.
Wondered about bringing the police department back into the City. Gary stated that the savings would be $15K. He stated that economically isn't a huge savings. Gary stated he works for Gunnison, Centerfield, and the police department. He stated that he knows how they all feel but that they need to get together and talk. Dennis stated that he has done an audit on their policies and has come across some concerns.

Adjournment:

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

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

_________________________________ Approval Date: August 7th,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	2024.06.30	6/17/2024-06/30/2024	06/30/2024	6,345.46	6,345.46	07/30/2024
4009	IRS	2024.07.14	7/1/24-7/14/24	07/14/2024	5,960.28	5,960.28	07/30/2024
Total 10-2221:					12,305.74	12,305.74	
10-2225							
3570	UTAH RETIREMENT SYSTEMS	2024.06.30	LIABILITIES-RETIREMENT PAYA	06/30/2024	3,957.71	3,957.71	07/30/2024
3570	UTAH RETIREMENT SYSTEMS	2024.07.14	LIABILITIES-RETIREMENT PAYA	07/14/2024	4,207.43	4,207.43	07/30/2024
Total 10-2225:					8,165.14	8,165.14	
10-2229							
3722	WASHINGTON NATIONAL INS C	2024.05.2	MAY 2024	06/30/2024	72.80	72.80	07/30/2024
Total 10-2229:					72.80	72.80	
10-2231							
4003	PEHP FLEX	2024.06.30	6/17/2024-06/30/2024	06/30/2024	155.00	155.00	07/30/2024
4003	PEHP FLEX	2024.07.14	7/1/24-7/14/24	07/14/2024	155.00	155.00	07/30/2024
2385	PUBLIC EMPLOYEES HEALTH	2024.07	LIABILITIES-JULY 2024	07/01/2024	12,359.12	12,359.12	07/30/2024
Total 10-2231:					12,669.12	12,669.12	
10-2232							
4033	PEHP LIFE	2024.06	LIFE INSURANCE- JUNE 2024	06/30/2024	131.08	131.08	07/30/2024
2390	PEHP LTD PROGRAM	2024.06.30	LIABILITIES-06/17/24-06/30/24	06/30/2024	88.08	88.08	07/30/2024
2390	PEHP LTD PROGRAM	2024.07.14	7/1/24-7/14/24	07/14/2024	953.95	953.95	07/30/2024
Total 10-2232:					1,173.11	1,173.11	
10-34-74							
3921	ARDELLA PETERSON	2024.07.19	PARK RENTAL- DEPOSIT REFU	07/19/2024	50.00	50.00	07/30/2024
Total 10-34-74:					50.00	50.00	
10-41-23							
3839	STATE BANK OF SOUTHERN UT	2024.6	BEST WESTERN	06/01/2024	333.60	333.60	07/30/2024
Total 10-41-23:					333.60	333.60	
10-41-60							
3839	STATE BANK OF SOUTHERN UT	2024.6	MOUNTAIN PEAK CAFE	06/01/2024	20.00	20.00	07/30/2024
3839	STATE BANK OF SOUTHERN UT	2024.6	SHELLES	06/01/2024	20.79	20.79	07/30/2024
Total 10-41-60:					40.79	40.79	
10-41-61							
3839	STATE BANK OF SOUTHERN UT	2024.6	TBK	06/01/2024	47.99	47.99	07/30/2024
3839	STATE BANK OF SOUTHERN UT	2024.6	MOUNTAIN PEAK CAFE	06/01/2024	177.71	177.71	07/30/2024
3839	STATE BANK OF SOUTHERN UT	2024.6	TBK FOODS	06/01/2024	119.07	119.07	07/30/2024

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 10-41-61:					344.77	344.77	
10-42-21							
3839	STATE BANK OF SOUTHERN UT	2024.6	ZOOM	06/01/2024	15.99	15.99	07/30/2024
Total 10-42-21:					15.99	15.99	
10-42-31							
3839	STATE BANK OF SOUTHERN UT	2024.6	GOOGLE G-SUITE	06/01/2024	12.18	12.18	07/30/2024
Total 10-42-31:					12.18	12.18	
10-42-40							
3615	UTAH STATE TREASURER	2024.06.	COURT-JUNE 2024	06/30/2024	512.82	512.82	07/30/2024
Total 10-42-40:					512.82	512.82	
10-43-22							
3839	STATE BANK OF SOUTHERN UT	2024.6	CHILIS	06/01/2024	135.00	135.00	07/30/2024
Total 10-43-22:					135.00	135.00	
10-43-31							
3839	STATE BANK OF SOUTHERN UT	2024.6	SUBWAY	06/01/2024	117.70	117.70	07/30/2024
Total 10-43-31:					117.70	117.70	
10-49-21							
3839	STATE BANK OF SOUTHERN UT	2024.6	TEXT BILLING	06/01/2024	53.18	53.18	07/30/2024
Total 10-49-21:					53.18	53.18	
10-49-24							
490	BUSINESS SOLUTIONS GROUP	16654	UTILITY BILLING POSTCARDS	07/01/2024	144.04	144.04	07/30/2024
Total 10-49-24:					144.04	144.04	
10-49-34							
3839	STATE BANK OF SOUTHERN UT	2024.6	GOOGLE G-SUITE	06/01/2024	25.95	25.95	07/30/2024
Total 10-49-34:					25.95	25.95	
10-49-60							
3839	STATE BANK OF SOUTHERN UT	2024.6	GUNNISON MARKET	06/01/2024	17.95	17.95	07/30/2024
Total 10-49-60:					17.95	17.95	
10-51-25							
2405	PETERSON PLUMBING SUPPLY	3286317	LEVER HANDLE MECH KIT	07/09/2024	53.80	53.80	07/30/2024
Total 10-51-25:					53.80	53.80	
10-51-26							
1140	MOUNTAIN ALARM FIRE	4866104	CITY HALL-	07/01/2024	59.00	59.00	07/30/2024
Total 10-51-26:					59.00	59.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-51-29							
2685	ROCKY MOUNTAIN POWER	2024.6.665896	CITY HALL- JUNE 2024	06/29/2024	1,714.10	1,714.10	07/30/2024
	Total 10-51-29:				1,714.10	1,714.10	
10-51-40							
3725	WAXIE SANITARY SUPPLY	882607608	CITY HALL-	07/18/2024	512.74	512.74	07/30/2024
	Total 10-51-40:				512.74	512.74	
10-52-29							
2685	ROCKY MOUNTAIN POWER	2024.06	SHOP- JUNE 2024	06/30/2024	95.48	95.48	07/30/2024
	Total 10-52-29:				95.48	95.48	
10-52-61							
2555	RASMUSSEN'S ACE HARDWAR	2024.06	SHOP	06/30/2024	94.97	94.97	07/30/2024
	Total 10-52-61:				94.97	94.97	
10-56-23							
3650	VALLEY BUILDERS	2024.06	BIKE RACE- MARKING PAINT	06/30/2024	53.65	53.65	07/30/2024
	Total 10-56-23:				53.65	53.65	
10-56-34							
3015	SKYVIEW LANDSCAPE NURSE	2275	CEMETERY/MAIN STREET	07/12/2024	3,518.83	3,518.83	07/30/2024
	Total 10-56-34:				3,518.83	3,518.83	
10-56-37							
1962	LAZY D PAWN SHOP	33557	4TH OF jULY CELEBRATION- TA	07/05/2024	179.89	.00	
2815	MID UTAH RADIO	35916	JULY 4TH-	07/02/2024	700.00	700.00	07/30/2024
3839	STATE BANK OF SOUTHERN UT	2024.6	NEXUS TACTICAL LASER	06/01/2024	1,000.00	1,000.00	07/30/2024
4038	THE GUNNISON HOUSE, LLC	1003	FOURTH OF JULY	07/11/2024	1,120.00	1,120.00	07/30/2024
	Total 10-56-37:				2,999.89	2,820.00	
10-56-42							
875	MADSEN EXCAVATION, LLC.	1711	ROADBASE FOR TRAIL	07/10/2024	99.75	99.75	07/30/2024
2225	MOUNTAINLAND SUPPLY CO	S106252314.0	TRAILS	06/19/2024	1,127.49	1,127.49	07/30/2024
2550	RASMUSSEN EXCAVATION L.L.	3	STREETS- GUNNISON CITY MU	07/29/2024	522,098.43	522,098.43	07/30/2024
3839	STATE BANK OF SOUTHERN UT	2024.6	WALMART	06/01/2024	79.64	79.64	07/30/2024
3650	VALLEY BUILDERS	2024.06	TRAIL- CONCRETE TO RELOCA	06/30/2024	67.80	67.80	07/30/2024
	Total 10-56-42:				523,473.11	523,473.11	
10-56-50							
3590	UTAH STATE DIVISION OF FINA	2024.M1223.	M1223 MAIN STREET	07/01/2024	12,000.00	12,000.00	07/30/2024
	Total 10-56-50:				12,000.00	12,000.00	
10-57-20							
2825	SANPETE COUNTY FIRE DISTRI	2024.06.	COUNTY FIRE-JUNE 2024	06/30/2024	3,676.50	3,676.50	07/30/2024
	Total 10-57-20:				3,676.50	3,676.50	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-60-25							
3875	CMC TIRE INC. SALINA	70019341	STREETS- DUMP TRUCK	06/11/2024	840.02	.00	
	Total 10-60-25:				840.02	.00	
10-60-29							
2685	ROCKY MOUNTAIN POWER	2024.06	STREETS- JUNE 2024	06/30/2024	571.51	571.51	07/30/2024
2685	ROCKY MOUNTAIN POWER	2024.06.66589	CENTER STREET LIGHTS	06/30/2024	150.86	150.86	07/30/2024
	Total 10-60-29:				722.37	722.37	
10-61-25							
1410	HALES SAND & GRAVEL	800950-01	CHIP SEAL	07/15/2024	304,408.00	304,408.00	07/30/2024
	Total 10-61-25:				304,408.00	304,408.00	
10-62-55							
2860	SANPETE SANITARY LANDFILL	2024.06.	CO-OP LANDFILL FEES- JUNE 2	06/30/2024	2,390.40	2,390.40	07/30/2024
	Total 10-62-55:				2,390.40	2,390.40	
10-70-25							
735	COLONIAL FLAG & SPECIALTY	0221771	FLAG REPAIRS	06/12/2024	85.00	85.00	07/30/2024
2405	PETERSON PLUMBING SUPPLY	3287653	SPRINKLER NOZZLES	07/09/2024	879.12	879.12	07/30/2024
2555	RASMUSSEN'S ACE HARDWAR	2024.06	PARK	06/30/2024	22.47	22.47	07/30/2024
3839	STATE BANK OF SOUTHERN UT	2024.6	UTAH VALLEY TURF	06/01/2024	90.00	90.00	07/30/2024
	Total 10-70-25:				1,076.59	1,076.59	
10-70-29							
2685	ROCKY MOUNTAIN POWER	2024.06	PARKS-CEMETERY- JUNE 2024	06/30/2024	84.87	84.87	07/30/2024
	Total 10-70-29:				84.87	84.87	
10-70-50							
135	ANDY COX ELECTRIC LLC	02268	PARK- WIRING FOR CITY SIGN	07/12/2024	410.00	410.00	07/30/2024
	Total 10-70-50:				410.00	410.00	
10-75-21							
31	AMAZON BUSINESS	1HCH-XRXX-P	LIBRARY- ASSORTED BOOKS	07/20/2024	97.66	97.66	07/30/2024
31	AMAZON BUSINESS	1J66-HPL7-6C	LIBRARY- ASSORTED BOOKS	07/16/2024	11.82	11.82	07/30/2024
31	AMAZON BUSINESS	1WY9-KP9K-G	LIBRARY- ASSORTED BOOKS	07/12/2024	7.19	7.19	07/30/2024
2170	MICRO MARKETING LLC	7924	LIBRARY-ASSORTED BOOKS	07/09/2024	118.49	118.49	07/30/2024
2170	MICRO MARKETING LLC	958017	LIBRARY-ASSORTED BOOKS	07/09/2024	14.75	14.75	07/30/2024
2170	MICRO MARKETING LLC	958710	LIBRARY-ASSORTED BOOKS	07/18/2024	15.57	15.57	07/30/2024
2170	MICRO MARKETING LLC	958740	LIBRARY-ASSORTED BOOKS	07/18/2024	15.53	15.53	07/30/2024
	Total 10-75-21:				281.01	281.01	
10-75-24							
3839	STATE BANK OF SOUTHERN UT	2024.6	BACKGROUND CHECK	06/01/2024	30.00	30.00	07/30/2024
	Total 10-75-24:				30.00	30.00	
10-75-31							
3839	STATE BANK OF SOUTHERN UT	2024.6	GOOGLE G-SUITE	06/01/2024	39.54	39.54	07/30/2024

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
	Total 10-75-31:				39.54	39.54	
10-75-61							
3839	STATE BANK OF SOUTHERN UT	2024.6	AMAZON	06/01/2024	155.61	155.61	07/30/2024
3839	STATE BANK OF SOUTHERN UT	2024.6	AMAZON	06/01/2024	26.84	26.84	07/30/2024
	Total 10-75-61:				182.45	182.45	
10-76-30							
2685	ROCKY MOUNTAIN POWER	2024.06	RODEO- JUNE 2024	06/30/2024	10.86	10.86	07/30/2024
	Total 10-76-30:				10.86	10.86	
10-78-29							
2685	ROCKY MOUNTAIN POWER	2024.06	AIRPORT- JUNE 2024	06/30/2024	126.61	126.61	07/30/2024
	Total 10-78-29:				126.61	126.61	
21-40-22							
3996	CINTAS CORPORATION	05218755690	POOL- FIRST AID SUPPLIES	07/02/2024	7.15	7.15	07/30/2024
	Total 21-40-22:				7.15	7.15	
21-40-24							
3980	KELSIE WIRSCH	2024.06	POOL- MILEAGE REIMBURSEM	06/15/2024	99.20	99.20	07/30/2024
3839	STATE BANK OF SOUTHERN UT	2024.6	FINANCE CHARGE	06/01/2024	258.27	258.27	07/30/2024
3725	WAXIE SANITARY SUPPLY	882607608	POOL	07/18/2024	402.50	402.50	07/30/2024
	Total 21-40-24:				759.97	759.97	
21-40-29							
2685	ROCKY MOUNTAIN POWER	2024.06	POOL- JUNE 2024	06/30/2024	1,635.67	1,635.67	07/30/2024
	Total 21-40-29:				1,635.67	1,635.67	
21-40-32							
3839	STATE BANK OF SOUTHERN UT	2024.6	AMERICAN RED CROSS	06/01/2024	398.52	398.52	07/30/2024
	Total 21-40-32:				398.52	398.52	
21-40-33							
3839	STATE BANK OF SOUTHERN UT	2024.6	GOOGLE G-SUITE	06/01/2024	22.46	22.46	07/30/2024
	Total 21-40-33:				22.46	22.46	
21-40-40							
875	MADSEN EXCAVATION, LLC.	1711	CRUSHED ROCK FOR SWIMMI	07/10/2024	125.48	125.48	07/30/2024
2555	RASMUSSEN'S ACE HARDWAR	2024.06	POOL	06/30/2024	8.99	8.99	07/30/2024
2555	RASMUSSEN'S ACE HARDWAR	2024.06	POOL	06/30/2024	33.98	33.98	07/30/2024
3650	VALLEY BUILDERS	2024.06	POOL-	06/30/2024	200.82	200.82	07/30/2024
	Total 21-40-40:				369.27	369.27	
22-40-22							
3065	SOUTH SANPETE PACK	29836	FIRE- STEAK FEBRUARY 2024	06/30/2024	289.15	.00	
3065	SOUTH SANPETE PACK	29848	FIRE- STEAK MARCH 2024	06/30/2024	404.40	.00	
3065	SOUTH SANPETE PACK	29861	FIRE- STEAK APRIL 2024	06/30/2024	276.68	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3065	SOUTH SANPETE PACK	29894	FIRE- STEAK JUNE 2024	06/24/2024	236.24	.00	
3065	SOUTH SANPETE PACK	29921	FIRE- STEAK JULY 2024	07/29/2024	229.16	.00	
	Total 22-40-22:				1,435.63	.00	
22-40-29							
2685	ROCKY MOUNTAIN POWER	2024.06	FIRE- JUNE 2024	06/30/2024	20.00	20.00	07/30/2024
	Total 22-40-29:				20.00	20.00	
22-40-66							
1140	MOUNTAIN ALARM FIRE	4866104	FIRE	07/01/2024	53.50	53.50	07/30/2024
	Total 22-40-66:				53.50	53.50	
22-40-70							
3839	STATE BANK OF SOUTHERN UT	2024.6	GOOGLE G-SUITE	06/01/2024	16.92	16.92	07/30/2024
	Total 22-40-70:				16.92	16.92	
22-40-71							
1635	Jed Hansen	2024.7	FIRE-DINNER AND FUEL ON MA	07/11/2024	116.97	116.97	07/30/2024
2555	RASMUSSEN'S ACE HARDWAR	2024.06	FIRE	06/30/2024	64.36	64.36	07/30/2024
2555	RASMUSSEN'S ACE HARDWAR	2024.06	FIRE	06/30/2024	8.99	8.99	07/30/2024
	Total 22-40-71:				190.32	190.32	
42-40-90							
3590	UTAH STATE DIVISION OF FINA	2024.M1018.	M1018 FIRE STATION IN MBA	07/01/2024	23,000.00	23,000.00	07/30/2024
	Total 42-40-90:				23,000.00	23,000.00	
42-40-91							
3590	UTAH STATE DIVISION OF FINA	2024.B1015S.	B1015S MBA CITY HALL	07/01/2024	8,000.00	8,000.00	07/30/2024
	Total 42-40-91:				8,000.00	8,000.00	
42-40-92							
3590	UTAH STATE DIVISION OF FINA	2024.B1015S.	B1015S MBA CITY HALL	07/01/2024	4,725.00	4,725.00	07/30/2024
	Total 42-40-92:				4,725.00	4,725.00	
50-40-24							
490	BUSINESS SOLUTIONS GROUP	16654	UTILITY BILLING POSTCARDS	07/01/2024	144.04	144.04	07/30/2024
	Total 50-40-24:				144.04	144.04	
50-40-25							
2225	MOUNTAINLAND SUPPLY CO	S106004372.0	PAINT	07/01/2024	50.06	50.06	07/30/2024
	Total 50-40-25:				50.06	50.06	
50-40-30							
3839	STATE BANK OF SOUTHERN UT	2024.6	GOOGLE G-SUITE	06/01/2024	12.65	12.65	07/30/2024
	Total 50-40-30:				12.65	12.65	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
50-40-75							
3976	BEH BROTHERS	8	PI METER PROJECT REQUEST	07/30/2024	337,708.00	337,708.00	07/31/2024
3839	STATE BANK OF SOUTHERN UT	2024.6	USPS	06/01/2024	544.00	544.00	07/30/2024
3650	VALLEY BUILDERS	2024.06	PI- CONCRETE	06/30/2024	17.50	17.50	07/30/2024
	Total 50-40-75:				338,269.50	338,269.50	
51-81-24							
490	BUSINESS SOLUTIONS GROUP	16654	UTILITY BILLING POSTCARDS	07/01/2024	144.04	144.04	07/30/2024
2445	POSTMASTER	2024.07	WATER- july 2024 WATER STATE	07/31/2024	310.16	310.16	07/31/2024
	Total 51-81-24:				454.20	454.20	
51-81-25							
2225	MOUNTAINLAND SUPPLY CO	S106097002.0	STRAP	07/30/2024	96.72	96.72	07/30/2024
2225	MOUNTAINLAND SUPPLY CO	S106097002.0	FEES	07/30/2024	142.66	142.66	07/30/2024
3839	STATE BANK OF SOUTHERN UT	2024.6	DIVISION OF WATER QUALITY	06/01/2024	180.00	180.00	07/30/2024
3839	STATE BANK OF SOUTHERN UT	2024.6	MAVERICK	06/01/2024	10.77	10.77	07/30/2024
3839	STATE BANK OF SOUTHERN UT	2024.6	CHEVRON	06/01/2024	5.31	5.31	07/30/2024
	Total 51-81-25:				435.46	435.46	
51-81-29							
2685	ROCKY MOUNTAIN POWER	2024.06	WATER- JUNE 2024	06/30/2024	6,249.57	6,249.57	07/30/2024
	Total 51-81-29:				6,249.57	6,249.57	
51-81-31							
3839	STATE BANK OF SOUTHERN UT	2024.6	GOOGLE G-SUITE	06/01/2024	15.82	15.82	07/30/2024
	Total 51-81-31:				15.82	15.82	
51-81-89							
4039	JUAB TITLE AND ABSTRACT CO	1	WARD WATER PURCHASE	08/01/2024	66,000.00	.00	
	Total 51-81-89:				66,000.00	.00	
51-81-97							
3815	ZIONS BANK	2025	CHEVY TRUCK LEASE	07/01/2024	9,242.03	9,242.03	07/30/2024
	Total 51-81-97:				9,242.03	9,242.03	
51-82-24							
490	BUSINESS SOLUTIONS GROUP	16654	UTILITY BILLING POSTCARDS	07/01/2024	144.04	144.04	07/30/2024
	Total 51-82-24:				144.04	144.04	
51-82-25							
3839	STATE BANK OF SOUTHERN UT	2024.6	HARBOR FREIGHT	06/01/2024	180.39	180.39	07/30/2024
	Total 51-82-25:				180.39	180.39	
51-82-29							
2685	ROCKY MOUNTAIN POWER	2024.06	SEWER- JUNE 2024	06/30/2024	54.65	54.65	07/30/2024
	Total 51-82-29:				54.65	54.65	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
51-82-31							
3839	STATE BANK OF SOUTHERN UT	2024.6	GOOGLE G-SUITE	06/01/2024	12.65	12.65	07/30/2024
Total 51-82-31:					12.65	12.65	
51-82-97							
3815	ZIONS BANK	2025	CHEVY TRUCK LEASE	07/01/2024	9,242.03	9,242.03	07/30/2024
Total 51-82-97:					9,242.03	9,242.03	
51-83-91							
3590	UTAH STATE DIVISION OF FINA	2024.M1305.	M1305 STORM DRAIN	07/01/2024	9,000.00	9,000.00	07/30/2024
Total 51-83-91:					9,000.00	9,000.00	
Grand Totals:					1,375,186.17	1,306,730.6	

Dated: ______________________________

Mayor: ______________________________

City Council: ______________________________

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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: August 2, 2024
Re: Riverwalk Trail Lighting Bid

The Independence Day auction in 2023 dedicated funds toward lights along the Riverwalk. An additional $12,000 was budgeted this year for the same project. **Based on available funds the city could purchase six lights.**

Having six lights along the riverwalk would mean a spacing of roughly 700 feet. Due to the many turns in the trail, there is concern that the 700-foot spacing would not provide adequate illumination and trail identification for users since the proposed lights have a 120-foot light cast.

The total cost for 12 lights will be $46,531. Spacing for the 12 lights is shown in the image below and would provide an average spacing of 400 feet. **The Independence Day Group is committing funds to cover the additional six lights.**

Uniform illumination of the whole trail would require over 40 lights.

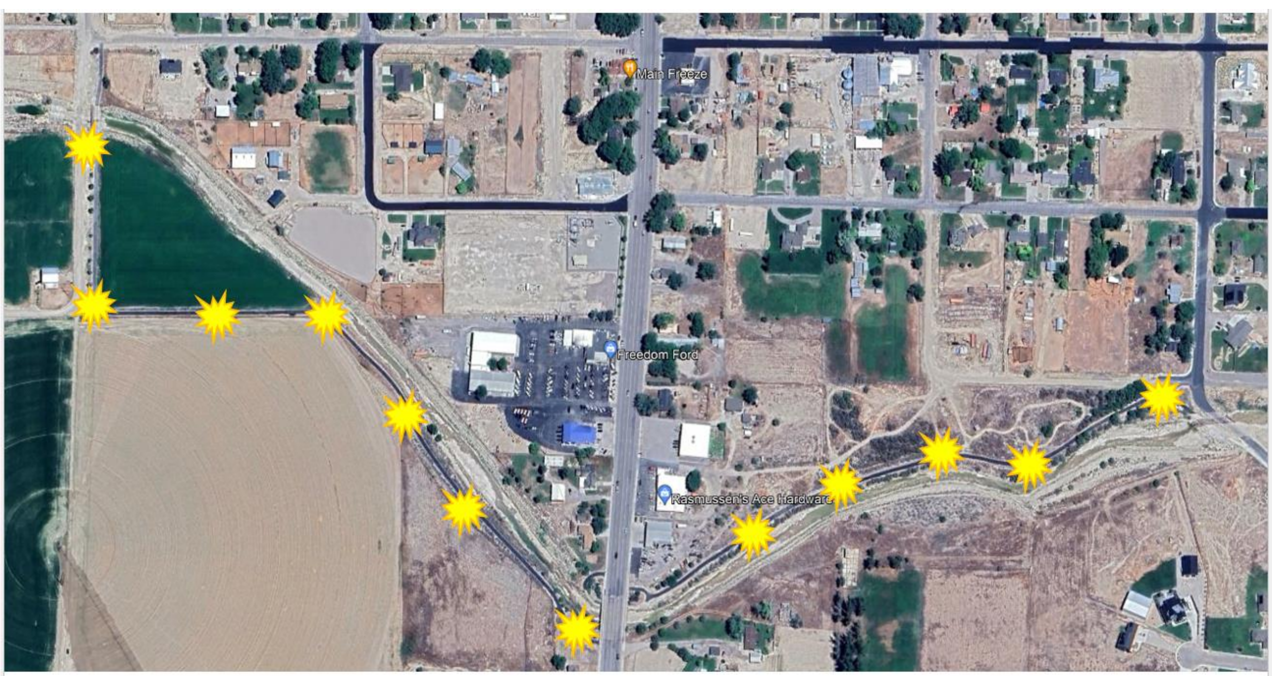

Figure 1: Map of placement for 12 lights along the Riverwalk.

FIRSTLIGHT
TECHNOLOGIES

Better, Simpler Outdoor Lighting

213031017 - Gunnison City, UT - Riverfront Pathway - 12 SCL2 12 PLE PA

Gunnison City, UT
51 West 200 North Street
Gunnison, UT 84634
United States

Reference:
Quote created: July 25, 2024
Quote expires: July 31, 2024
Quote created by: Chris Born
Regional Sales Representative
cborn@firstlighttechnologies.com

JD Bunnell
jd@gunnisoncity.org
435-528-7969

Comments from Chris Born

When submitting your purchase order, please use the full order key listed below which includes the lighting profile and any additions:
(Qty) - Part Number
1.(12) - SCL2-SPMU-BK-T2-NW-09
2.(12) - SSA15B4-4R1-BA-PA

Salesperson: Chris Born
Estimated Lead Time: 10-12 weeks (to be confirmed at time of order)
Ship To: Gunnison, UT
Ship Method: FedEx Freight
Currency: USD
Special Shipping Requirements: Pre-shipped anchor bolts & templates, 24 hour call ahead, residential and liftgate delivery are **included** in shipping.

Products & Services

Item & Description	SKU	Quantity	Unit Price	Total
SCL2 Side Pole Mount Universal Black Type 2 4000K SCL2	SCL2-SPMU-BK-T2-NW-**	12	$2,995.00	$35,940.00
Pole Square Straight Aluminum [15'] 0.125" Wall 4" Butt Dia. 4" Top Dia. 4 Bolt Base No Arm Black Powder Pole	SSA15B4-4?-BA	12	$681.75	$8,181.00

Subtotals

One-time Subtotals	$44,121.00

Other Fees

Shipping	$2,410.00
Total	**$46,531.00**

Purchase terms

Payment: Net 30

Incoterms: EXW
Our quotes are only valid for the project or city referred to above and are valid for 30 days.

Payments Options: We accept cheques, wire transfers, and electronic funds transfers (CAN only). Visa, Mastercard, and American Express - Additional fees will apply.

The quoted amount for this project is subject to change. Payment should be issued based on Invoices sent by First Light Technologies.

Questions? Contact me

Chris Born
Regional Sales Representative

Memorandum

To: Mayor Nay and City Council
From: Dennis L. Marker, City Administrator
Date: June 14, 2024
Re: Direct Grant Award Agreement with DFCM for $5.5 Million

DFCM recently provided an agreement for a $5.5 Million grant. The funds are to help with the Tarr Canyon Well project. (See attached agreement)

A meeting was held Wednesday, July 17 to discuss the terms of the agreement with DFCM staff. DFCM was open to the city's suggestions and requested Gunnison prepare redlines for consideration. The redlines are completed (see attached) but staff would like the City Council to give final approval to the recommended changes since they would result in financial impacts for and against the City.

The most significant financial impact revolves around DFCM helping with any loans needed for the Tarr Canyon project. **Without DFCM/CUCF helping** pay for anticipated loans, water user rates could go up 49%-77% depending on the amount of grant funding we obtain. Those **rate increases would be $17-$27. With DFCM/CUCF help, rate increases would range between $8 and $14.**

The State doesn't want to be paying their fair share of the project and what other users should be paying. They don't want to be paying twice. One of the strategies city staff identified to resolve this is to accept the $5.5M grant in-lieu of future impact fee payments for the next 10 years. This leaves the door open to DFCM helping with loans but recognizes another way for them to not be billed twice.

The most recent water impact fee study showed our water impact fee could currently be $7,000 per equivalent residential connection (ERC). Our current Impact fee is set at $3,000/ERC. Many nearby communities are charging upwards of $12k/ERC. There is no question that our impact fees will go up and probably drastically in the next 10 years, since state law requires study updates every 5 years. By applying the state Grant funds toward the current project, and treating the funds as full pre-payment of impact fees, DFCM impact fee savings could be over $5.4M in 10 years. This assumes that the prison moves forward with another half block within that time frame.

	Option 1: No DFCM Project Financing Support	Option 2: Financing Support w/ limited grants & Impact Fee Credit	Option 3: Financing Support w/ Anticipated Grants & Impact Fee Credit
10 yr CUCF funding support estimate	$ -	$ 1,200,000.00	$ 800,000.00
10 Yr Impact Fee Estimate (450 ERC expansion)	$ 5,400,000.00	$ -	$ -
Grant	$ 5,500,000.00	$ 5,500,000.00	$ 5,500,000.00
State Water Cost Estimate over 10 yrs	$10,900,000.00	$ 6,700,000.00	$ 6,300,000.00
Diff from Option 1	$ -	$ (4,200,000.00)	$ (4,600,000.00)

Memorandum

To: Mayor Nay and City Council
From: Dennis L. Marker, City Administrator
Date: August 2, 2024
Re: Implementation of S.B. 174 Local Land Use and Development Revisions

Background
The 2023 Legislature mandated (S.B. 174) that each community having subdivision regulations must amend those regulations to follow a specified review process. The dictated process applies to single-family, duplex, and townhome developments. Communities can determine their own processes for developments with multi-family units, non-residential uses, combinations of uses, those needing a zone change or requesting deviations from development codes.

The purpose of this meeting is to summarize changes needed to the subdivision ordinances (see following pages) and to set a future work session with the Planning Commission to discuss the matter.

Gunnison Subdivision Code Revisions Necessitated by Legislative Action

1. Need to designate, by ordinance, who is required to sign subdivision plats. This is currently noted on our applications but not our ordinances. UCA 10-9a-604(1)(b)
2. Need to outline the process for voiding an illegal subdivision. UCA 10-9a-604(3)
3. Need to designate an "Administrative Land Use Authority" for the city. UCA 10-9a-604.1
4. Need to update processes to show a concept review as being optional. UCA 10-9a-604.1(4)
5. Need to confirm that subdivision applications match ordinance language.
6. Need to update processes to include Administrative Land Use Authority decisions UCA 10-9a-604.1(8)
7. Need to update review processes to exclude Planning Commission and City Council action on final subdivision approvals. UCA 10-9a-604.1(9)
8. Need to update Technical Review Committee responsibilities and review processes to show state code timelines for review. UCA 10-9a-604.2
9. Need to designate an "appeal panel" to handle technical disputes about the applications. UCA 10-9a-604.2(8)
10. Need to update bonding requirements to address landscaping bond limitations. UCA 10-9a-604.5(5)

Memorandum

To: Mayor Nay and City Council
From: Dennis L. Marker, City Administrator
Date: July 12, 2024
Re: Purchase or Lease of Real Property from SITLA for Tarr Canyon Well

This item should be discussed in an executive session.

Gunnison City initiated real estate negotiations with SITLA for property where the Tarr Canyon Well is planned. SITLA processes now require the City and any interested parties to prepare final and best offers for the SITLA board to consider. Discussion on this item will be to prepare the city's final and best offer.

Bids are due to the SITLA Richfield office by 5 pm on Thursday, August 8, 2024.

Memorandum

To: Mayor Nay and City Council
From: Dennis L. Marker, City Administrator
Date: July 12, 2024
Re: Damage Claims Solutions

This item should be discussed in an executive session.

The city received a couple of claims related to property damage possible due to city construction work. This item is to provide the Council with an update on the claims and receive direction to resolve the matters.

Memorandum

To: Mayor Nay and City Council
From: Dennis L. Marker, City Administrator
Date: July 12, 2024
Re: Ordinance 2024-09 Regarding Water Dedication Requirements

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Ordinance 2024-09 clarifies the city's water dedication requirements by modifying developers' ability to make cash payments in-lieu of dedicating water rights.

Gunnison currently requires 1 share of irrigation company water to be dedicated with each ½ acre of new development. Gunnison does not require culinary water rights with new development.

Many communities will require sufficient water to be dedicated to accommodate new development demands on water systems. The amount of water to be dedicated will usually cover anticipated indoor and outdoor water needs. If a community has ample water rights for the foreseeable future then developers may be permitted to "buy-in" to the system by paying money instead of dedicating more water. This influx of cash can help a community buy additional water rights, purchase equipment, or have funding to upgrade the system to beneficially use water rights.

The Gunnison City Water Master Plan, adopted in 2023 indicates "Currently Gunnison City has a water right surplus of 234 acre-feet per year. If more water rights are not acquired, then in approximately 8 years it's projected their demand will be greater than the available water rights… It's proposed that a code be created that all who plan to build will also need to acquire water rights for culinary purposes."

Ordinance 2024-09 does not fulfill the recommended change of requiring culinary water dedications but it does remove the ability for developers to pay money in lieu of dedicating more water rights, which are needed for future growth.

Memorandum

To: Mayor Nay and City Council
From: Dennis L. Marker, City Administrator
Date: July 15, 2024
Re: Liability Agreement with Beh Brothers Construction for PI Meter Project

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Beh Brothers Construction is asking for clarification of contract terms. More specifically, they want the city to approve an agreement that outlines procedures for investigating property damage complaints and system leaks around construction zones.

The attached agreement was prepared