



City Council Meeting

August 7, 2024

City Council Chambers, 38 West Center

7 P.M. Mayor Nay opened the meeting.

Roll Call:

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

Invocation/Inspirational Thought:

Given by Robert Andersen

Pledge of Allegiance:

Led by Mayor Nay

Public Forum:

Rawley Coates addressed the Council; She asked if they would be willing to donate to the Sanpete County Fair like they have in the past for her and her brother Ryder. The Council agreed that they will go ahead and donate \$300.

Minutes

July 17th, 2024, Regular Council Meeting:

Councilor Andersen made the motion to approve the minutes for the July 17th, 2024, regular council meeting, Councilor Childs seconded the motion.

Roll Call:

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

Bills for period ending August 2nd, 2024, totaling \$1,306,730.60:

Councilor Wanner made the motion to approve the bills for the period ending August 2nd, 2024, totaling \$1,306,730.60, Councilor Childs seconded the motion.

Roll Call:

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

Bids, Awards, Recognitions, and Appointments

Riverwalk Trail Lighting Ratification:

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 space 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 would provide an average spacing of 400 feet. The Independence Day Group is committing funds to cover the additional six lights.

Councilor Wanner made the motion to ratify the Riverwalk Trail Lighting Bid, Councilor Childs seconded the motion.

Roll Call:

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

Discussion and Possible Action Items

Direct Award Grant Agreement with DFCM for \$5.5 Million:

Dennis Marker addressed the council. He let them know that DFCM recently provided an agreement for a \$5.5 Million grant. The funds are to help with the Tarr Canyon Well project. A meeting was held Wednesday, July 17 to discuss the terms of the agreement. DFCM was open to the City's suggestions and requested Gunnison prepare redlines for consideration. The redlines are completed, and Dennis stated the City Council would need to give final approval. Without DFCM/CUCF helping pay for anticipated loans, water user rates could go up 49%-77% depending on the amount of grant funding they obtain. Those rate increases would be \$17-\$27. With DFCM/CUCF help, rate increases would range between \$8 and \$14. One of the strategies Dennis 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). The current Impact fee is set at \$3,000/ERC. Many nearby communities are charging upwards of \$12k/ERC. 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. The council decided they would like more discussion on this item before approval.

Implementation of S.B. 174 Local Land Use and Development Revisions:

Dennis stated that in 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. Dennis stated that it would be good for the City Council and the Planning Commission to get together to start working through the code revisions. Dennis went over the needed subdivision ordinance changes with the Council.

Executive Session:

Councilor 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 seconded the motion.

Roll Call:

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

Executive Session

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

Roll Call:

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

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

Damage Claims Solutions:

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 directions to resolve matters.

Out of Executive Session

Reports of Officers, Staff, Boards and Committees

Gunnison Valley Police Department:

Mayor Nay stated that the police board has come across some issues with the department. She stated one of the largest issues is that they are not competitive with pay. She stated that the numbers they come up with must be approved by the council, then they will have to open the budget back up. Tyler Donaldson spoke with the City Council. He stated that they are the lowest paid department in the county and one of the lowest paid in the State of Utah. Mayor Nay said between the two Cities it would be around \$76k/year. She stated that this is necessary to keep the officers. The council had some discussion and agreed this is a necessary change.

Dennis Marker:

ULCT Sept 4-5

Shade structures will be delivered this week, but it will be 6-8 weeks before they will be installed. The CDBG grant requires the project to be done by December.

JD Bunnell:

Had the 5-year report on the Sewer lagoons, and everything looked great.
Paving will start on 2nd West next week.

Valerie Andersen:

Planning a summer party for the employees

Reports by Mayor and Council Members

Stella Hill:

Down to one waterer to take care of the flowers.

Mayor Nay:

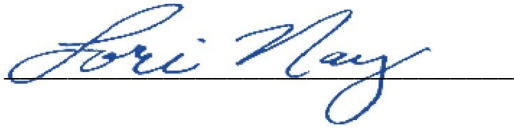
Tesco agreed that they did not do the correct specs and used the wrong material on the city sign in the park. They will be tearing it up and redoing it, starting on Monday.

Adjournment:

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

Roll Call:

Childs: Yes, Wanner: 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: August 21st, 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