



City Council Meeting

October 16th, 2024

City Council Chambers, 38 West Center

7 P.M. Mayor Nay opened the meeting.

Roll Call:

Donald Childs, Mike Wanner, Robert Andersen, Lori Nay

Invocation/Inspirational Thought:

Given by Councilor Donald Childs

Pledge of Allegiance:

Led by Mayor Nay

Public Forum:

Denise Kroft spoke to the council. She wanted to speak on Our Valley our Vision. She understands that the general idea and that some of the solutions were hypothetical. Her main concern is that one of the solutions was commercial recreation, and housing developments south of the high school. She doesn't feel like this keeps Gunnison on their rural routes. She stated that she has a strong desire to preserve the community.

Patty Gossard owns a business in Ephraim and lives in Mayfield. She moved to the area from up North to get away from the city. She feels like the presentation is going to turn Gunnison into a bigger city and lose the small-town feel.

Minutes

October 2nd, 2024, Work Council Meeting:

Councilor Wanner made the motion to approve the minutes for the October 2nd, 2024, regular council meeting, Councilor Andersen seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Andersen: Yes

October 2nd, 2024, Regular Council Meeting:

Councilor Wanner made the motion to approve the minutes for the October 2nd, 2024, regular council meeting, Councilor Andersen seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Andersen: Yes

Bills for period ending October 11th, 2024, totaling \$546,146.82:

Councilor Childs made the motion to approve the bills for the period ending October 11th, 2024, totaling \$546,146.82, Councilor Wanner seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Andersen: Yes

Discussion and Possible Action Items

New Items

PEHP Annual Enrollment Update:

Dennis addressed the council. PEHP is the health care insurance provider for Gunnison's employees. Each year PEHP provides updated costs to Gunnison. Their current budget projected an 8% increase in health insurance and dental. PEHP reported that their current health policy will increase by 5.4%, and their dental plan will increase 3.5%. The budget savings will roughly be \$3,500 with the assumption that all eligible full-time employees utilize their previously selected health plans, and no employee opts out of health coverage. He reminded the Council that The City offers employees money in-lieu-of accepting the city's health insurance. The monetary payment is \$730 per month or roughly 1/3 of the current monthly premium.

The council asked that Dennis come back with the numbers that other City's are doing for money in lieu of and present that at the next City Council meeting.

G Hill:

Dennis addressed the Council. He stated that in 2021, The City Council initiated the annexation of several acres of G-Hill. He showed them a map of the area that would be included in the annexation. Savage Surveying (now Epic Engineering) prepared an annexation plat for the city to consider and asked if the City desires to pursue the annexation. His recommendation was that the annexation not be pursued at this time for the following reasons; The annexation provides no revenue to the City but would increase the City's road maintenance miles, there is very limited development potential and future revenue benefit to Gunnison, most of the property is owned by SITLA which has already granted use of the property for general recreation purposes, and Gunnison has a fire protection contract with Sanpete County for which Gunnison receives

funds each year to protect county lands. Fire protection services would remain the same and a slight reduction of county fees would occur.

Councilor Wanner made the motion to not pursue the annexation of areas on G-Hill, Councilor Andersen seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Andersen: Yes

Innovation Park Rezone:

Dennis addressed the Council and let them know that current uses in the Innovation Park are not consistent with zoning in the area. Multiple business properties are partially zoned I-1 (Industrial) and A-1 (Agriculture). In an effort to have zoning areas indicative of current and planned future uses within the park, Mayor Nay initiated a rezone application on behalf of the City. The changes will affect properties owned by Gunnison City and the Christensen family in the park. Jason Christensen was approached about the changes; He expressed no concerns about changing the A-1 lands to I-1. He asked that the City consider rezoning the area between Future Comp and Hwy 89 for commercial purposes. The Christensen's have a concept plan for future development in this area that may include a hotel, eating establishments, and other commercial businesses to serve the Innovation Park businesses and employees. The Planning Commission will consider this request during its next meeting on October 23.

GOEO Rural Community Opportunity Grant:

Mayor Nay addressed the council. She stated that GOEO is a grant that is available for up to \$600,000 to help inspire growth in communities. She would like to go after the grant with a 2-part plan. The first would be to help incentivize property owners to make upgrades to get more businesses onto the vacant properties on main street. She would like to call this project vacant to vibrant. The grant is due by October 30th. The second part would be to finish the basement in the city hall. With this they would like to add business growth options. There would be rental spaces for business to help them get off the ground. Dennis stated that to turn in this application the City Council must give the go ahead to turn in the application. The Mayor would like to possibly see a restaurant come into town, and maybe a dry cleaner.

Gateway Sign Improvements:

Mayor Nay spoke with the council. She asked Dennis to draw up some designs for landscaping around the sign. He showed them a couple of different options that he had drawn up. They discussed the different options. Mayor Nay stated that they would also like to get lights that sign on the flag. JD stated they have been looking into options for that as well. JD said that they will wait until next spring to pour concrete. The Council felt as though they should get the lights on the flag done this fall.

Ordinances and Resolutions

Resolution 2024-08 Amending the Personnel Policy Regarding Employee Wages:

Dennis addressed the council. He stated that at the previous meeting they had made the decision to increase wages for the public works employees based on tenure and certifications. They discussed putting into the employee policy wage increases for all employees based on certifications received, as well as wage adjustments that can be made through the budget process for merits, colas, and market raises. This resolution outlines what they had previously discussed.

Councilor Andersen made the motion to approve resolution 2024-08 Amending the Personnel Policy Regarding Employee Wages, Councilor Childs seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Andersen: Yes

Reports of Officers, Staff, Boards and Committees

FY 2024-25 Quarter 1 Financial Report:

Dennis Marker:

Valley West apartments that are going in with 20 new apartments. The waterline and sewer line will both have to be upsized. This will have to be paid for by the City, but they will recoup these fees through future development with impact fees.

Silver Oasis are wanting to convert some of their storage units into living space, they will also be adding garages.

Two new permits for Josh Flakes' development.

Ballpark the concrete has been cut out for the shade structures. They have put a bid out for powder coating.

Still working with the State for converting the lights to LED, they will have to have new contracts that will extend the project date to June 2025.

The next OVOV will be in November. Mayor Nay stated that there was a lot of public feedback on needing a crossing light for pedestrians.

Kelly Chappell with Ensign engineering just received new drone equipment and would like to come video the sewer pound.

JD Bunnell:

There are three spots that will be getting injections with chemical from when Top Spot had a gas leak.

The roads project is getting close. They have a few more driveways and cleanup to get some. Been placing Gunnison City logo stickers on the road signs throughout town.

Valerie Andersen:

Ballots were mailed out yesterday October 15th. She will start taking shifts at the county for signature verification next week.

URS will be coming on November 7th to meet with employees and go over their retirement.

Reports by Mayor and Council Members

Donald Childs:

Asked if JD had heard from the contractors on the PI. He stated that he hasn't but that they are still waiting for parts.

8:06 P.M. Councilor Crane arrived

Mike Wanner:

NICA race was successful. They had a few issues with the road on Friday night. He was grateful for all the help from JD, Wyatt, Mike Madsen, and Rasmussen's excavation. They were very impressed with the course and everything that Gunnison did to prepare for it. Dennis stated that the course Marshall was very impressed with the course.

Shawn Crane:

Started working on getting the bell tower installation. He said that they will need to have a call with JD and Verdin. IT will work on getting the wiring pulled from the basement to the roof. Attended Utah One Summit, they had a lot of good meetings.

Mayor Nay:

Will be meeting with KUTV to talk about Gunnison

Previous Items

Purchase or Lease of real Property for the Tarr Canyon Well Project:

8:25 P.M. 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, Hill: Yes, Andersen: Yes

8:34 P.M. Out of executive Session

Adjournment:

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

Roll Call:

Childs: Yes, Wanner: 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: November 6th, 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