



City Council Meeting

November 6, 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 Robert Andersen

Pledge of Allegiance:

Led by Mayor Nay

Public Forum:

Denise Croft wanted to give her support to Carlton Jensen trying to preserve his historical home. She stated that she would like to share home articles that she would like to share with the council that she wrote about preserving historical homes. She said she would email it to the administration to pass it along.

Minutes

October 16th, 2024, Regular Council Meeting:

Councilor Wanner made the motion to approve the minutes for the October 16th, 2024, regular council meeting, Councilor Childs seconded the motion.

Roll Call:

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

Bills for period ending November 2nd, 2024, totaling \$351,223.67:

Councilor Childs made the motion to approve the bills for the period ending November 2nd, 2024, totaling \$351,223.67, Councilor Crane seconded the motion.

Roll Call:

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

Discussion and Possible Action Items

Storm Drain Improvements along 100 West:

Mr. Carlton Jensen addressed the council. He lives at 114 West 100 South in an old pioneer home. He stated that he would like to discuss additional storm drain measures along 100 West. The Council authorized installing multiple storm water protection measures along 100 West over the past few months. Mr. Jensen believes additional protection is necessary although the previously approved protections have not been installed yet. After much discussion the council agreed that they need to look into additional storm water drainage. The council decided they would like to bring Kelly Chappell into a work meeting in 2 weeks to discuss the options.

Lease or Purchase of Land from SITLA for the Tarr Canyon Well Site:

City Administrator Dennis Marker addressed the council. He stated that SITLA sent notification that the city's bid for their property was accepted. The city's bid included \$50,000 plus exchanging approximately 67 acres within the Innovation Park for 173 acres of land west of the Sevier River. SITLA is asking that Gunnison determine which specific properties will be exchanged to finalize the land transaction. Dennis went over the different options with the council.

7:38 P.M. Councilor Wanner left the meeting

Councilor Andersen made the motion to present the proposal discussed to SITLA, Councilor Hill seconded the motion.

Roll Call:

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

Ordinances and Resolutions

Reconsideration of Resolution 2024-02 Amending Employee Health Benefits:

Dennis addressed the council, He stated that The Council adopted Resolution 2024-02 during their April 10, 2024, City Council meeting. The most significant policy change with the resolution was implementing an incentive for employees who have health coverage from another source to not take the city's health insurance. The council had some discussion and decided that they would like to change the in lieu of to a percentage based on the plan the employee would take. They agreed that they would like to change it to .32%.

Councilor Crane made the motion to change the in lieu of as discussed, Councilor Andersen seconded the motion.

Roll Call:

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

Ordinance 2024-11 Rezoning Portions of the Gunnison Innovation Park from Agriculture (A-1) to Industrial (I-1) and from I-1 to Residential/Commercial (RC) with Application of the Main Street Overlay Zone:

Dennis addressed the council. He stated that the Planning Commission forwarded a positive recommendation for the following: Rezone multiple properties in the Gunnison Innovation Park (approximately 105 acres) from A-1 (Agriculture) to I-1 (Industrial) and (approximately 6 acres) from I-1 to R&C with the Main Street Overlay. These changes only affect Gunnison City and the Christensen family in the park. Jason Christensen was approached about the changes. He expressed no concern 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 more 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.

Councilor Crane made the motion to approve Ordinance 2024-11 Rezoning Portions of the Gunnison Innovation Park from A-1 to I-1 and from I-1 to RC with Application of the Main Street Overlay Zone, 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:

The paperwork has been done for the purchase of water rights.
CIB sent paperwork stating that the roads project was completed.
Wondered about December 9th for the employee Christmas party

Valerie Andersen:

Became certified to help with signature verification for the election. She stated she was able to go to the County and help a few different times with elections.

Reports by Mayor and Council Members

Mike Wanner:

Thanked JD for quick cleanup

Shawn Crane:

Still working on clock tower

Stella Hill:

Would like to give Maria a gift card to thank her for her wonderful job on the watering
At the library board meeting they wanted to make sure that the improvements to the basement would not take any space away from the library. Dennis stated that the area that is used for the library is not included in the plans.

Mayor Nay:

Lions club tree on the 14th Robert wondered if they could use some of the Christmas budget to update the decorations on the tree. Mayor thought they could use up to \$600.
The City sign is not finished yet but is finally in production.

Councilor Wanner made the motion to go into executive session 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

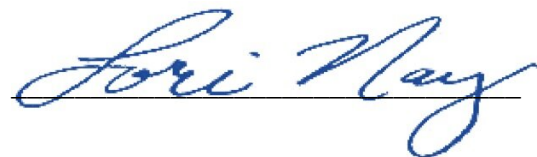
9:22 P.M. Out of executive session

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 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 20th, 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