Gunnison City Council Public Hearing and Meeting Minutes
Wednesday, November 4, 2020, 7:00 PM
Gunnison City Hall, 38 West Center
Gunnison, UT 84634

Present: Mayor Lori Nay and Councilmembers, Robert Andersen, Stella Hill, Rod Taylor, Shawn Crane, and Justen Mellor; City Recorder Steven Jenson;City employees Matt Reber, Jodi Henline and Donald Childs; citizens Adrie Ashton, Kaitlyn Christophersen, Blake Donaldson, and JoAnn Taylor, and Ryker Pickett; Garrick Willden, Jones and Demille Engineering, and Ron Torgerson, STLA.

Presiding: Mayor Lori Nay
Invocation: Councilmember Robert Andersen

Review and Proposed Approval of Home Occupation Business License for New Business (Cosmetology Salon) – Adrie Ashton

Adrie Ashton approached the council to get approval for a home occupation business license for a salon. She had previously gone before the planning and zoning board. Councilmember Taylor, who is over the P&Z, reported that they recommended it for approval. Councilmember Crane asked where is would be located. Ashton said it would be in her parents' home until her home's construction is finished.

Councilmember Crane made a motion to approve the business license. Councilmember Andersen seconded it. The motion passed with a 5-0 vote.

Review and Proposed Approval of Business License for New Business (Diamond Esthetics) – Kaitlyn Christophersen

Kaitlyn Christophersen approached the council to get approval for a new business, Diamond Esthetics. Taylor reported that her business by reviewed by P&Z and they recommended approval of the license. Crane asked what esthetics is. Christophersen explained that it includes facials, lash extensions, permanent make-up, and other salon services.

Councilmember Hill made a motion to approve the business. Councilmember Mellor seconded it. The motion passed with a 5-0 vote.

Review and Proposed Approval of Business License for New Business (a soda trailer) - Ryker Pickett

Ryker Pickett approached the council to get approval for a new business, Shakey's Soda Shack, a food truck. Pickett said it will be a mobile soda shack that he will have at special events in the city. Taylor reported that the business was reviewed by the P&Z and they recommended approval of the license.

Councilmember Taylor made a motion to approve the business. Councilmember Crane seconded the motion. The motion passed with a 5-0 vote.

Review and Proposed Approval of a P-2 Sign Application – Marci Childs

Marci Childs was not in attendance. Taylor reported that Marci Childs applied for a sign at her business, Childs Play Day Care. She told the P&Z she is going to design a sign and bring it to the council for approval. Taylor said he didn't see any reason why the council cannot approve it now.

Councilmember Taylor made a motion to approve the sign. Councilmember Andersen seconded the motion. The motion passed with a 5-0 vote.

Discussion of and Proposed Approval of Light Changes by Rocky Mountain Power for Fire Station, Maintenance Building, City Hall, and Library – Councilmember Rod Taylor

Councilmember Taylor reported that the city's co-pay for this project will be $1,118.15. That amount is due at the time it is completed. Completion is expected before the end of the year. The city's estimated annual savings is $1,102.00. There is a 12-month pay-back. Essentially, it will cost the city approximately $1000 and they will save that in the first year. The mayor asked who actually installs the lights and Taylor reported that it is Watts Smart under Marcus. They will install lights that are comparable to what the city currently has. Taylor said they will be replacing lights in the library, kitchen, council chambers, the office, and the conference room in City Hall. Mayor Nay said, from reading the paper work, it will be $5,353.00 that the city will have to pay up front and it will have to be paid by the end of the year. She said it sounds like a great idea and asked if there are any questions about it. Taylor said the pool will be changed completely. Matt Reber said they will change out the ballast at the pool and replace them with LED. Crane asked, regarding changing lights at the shop, if there are automatic doors at the shop. He said he has ran into problems with LED lights and garage door openers malfunctioning. Councilmember Taylor said in some rare cases that is a problem. He also said the contract needs to be signed tomorrow and it can be done electronically. Mayor Nay said she will sign them.

Councilmember Crane made a motion to convert to LED lighting in five locations in the city as was discussed. . Councilmember Andersen seconded the motion. The motion passed with a 5-0 vote.

Discussion and Proposed Approval for Waste Water Improvements – Joint Project with Centerfield City for Sewer Screen, Screen Building, and Lagoon Improvements – Garrick Willden, Jones and Demille Engineering

Garrett Willden gave an update on this project. He said he completed the plans for the waste water project. There will be ads going out for the next two weeks in the local paper and he's emailed to the plans to local contractors. Hopefully the bid date will be on Tuesday, November 24th at 1:00. He will have a mandatory pre-bid meeting and asked if it could be held at Gunnison City Hall on Friday, November 13th at 10:00 for all prospective bidders. The Mayor said he could. Willden said he reviewed the plans with Donald Childs and Councilmember Andersen and there were a few changes they wanted to make. Willden talked to C.O. Building about giving a cost estimate to enclose it. They are working on that. Right now there are plans for a concrete wall to protect it from being shot from the road. After the bid, he can work with the contractor. Instead of pouring a wall; they can pour a floor and a foundation for the metal building. He explained how the bid is set up. There are two different schedules. Schedule A is for the screen inlet works, the gate, and all the changes. Schedule B is for the ability to isolate and dry out any one of the individual lagoons. After the bids come in the council can decide whether they want to do Schedule A or B or both. The council will have the option to choose the low contractor for A and for B or one contractor for both. Donald said that the City will run their own line of water. Willden said the City is purchasing the raptor screen separately. There are two different option that Lakeside had. One is just the screen itself and the other is the screen and explosion-proof equipment attached to it. The screen itself is about $112,000 and with the explosion-proof equipment its $116,300. The Mayor asked if the council had to go with the explosion-proof and Willden said they had. He said if you're going to put it inside a building, you have to have that and it will be a lot more expensive to put it on later. The city has budgeted $120,000 for the screen so it is within the budget. Willden said it's important that the council make a decision on this tonight because as soon as he gives them the okay they have four to six weeks to get the city the drawings of the screens and once the drawings are approved they technically have 15 to 19 weeks to deliver it. They said it shouldn't take that long. Councilmember Andersen said the council has spent a lot of time on this and he thinks this is a good choice. He recommends that the council approve this so they can move along with the project. Councilmember Taylor asked if this needs approval and was told that it just needs to be purchased.

Councilmember Andersen made the motion to get the screen device from Lakeside Engineering purchased for $116,300 so it doesn't slow the project down. Councilmember Taylor seconded the motion. The motion passed with a 5-0 vote.

Review and Proposed Approval of Sidewalk and Drainage Improvement, 100 West from Center to 100 South – Mayor Nay

Mayor Nay reported that every year the City puts $50,000 towards sidewalks. There are only a few contractors in town who do the curb and gutter. RJ came with a bid at $25,605 to do 100 West from Center to 100 South. It would also do all the handicap access. This would be a big upgrade. It would be a five-foot sidewalk with drainage. She said the City could take money from the storm drain to pay for this. They've spent $16,000 of the sidewalk money so far this year so there is room in the budget to do this. Ralph from RJ, said he could be here in two weeks and start, weather permitting. Taylor asked who the other contractor was that bid on this. The Mayor said it was Dale Cox from Manti but he was $35 per linier foot for the gutter, much more than RJ.

Councilmember Crane made the motion to approve the project. Councilmember Hill seconded the motion. The motion passed with a 5-0 vote.

Discussion and Proposed Approval for the creation of a part-time position of Code Enforcement Officer with budget and proposed hire for this position – Mayor Nay

Councilmember Stella Hill said she has been trying to work on beautification since spring. According to City Code, there isn't anything written on how the city can enforce this. She and the Mayor have talked to the city attorney, Mandy Larsen and Larsen suggested where to find help with this. Eric Pratt was suggested as someone who could do this job. Pratt has been trained, has experience, and knows how to do this. Once the City has identified places that are not in compliance, Pratt will let them know they are not in compliance and what they need to do. The City would pay Pratt about $20 per hour and he would work as needed. He would be set up as a contract employee and have his own workman's comp. insurance.

Councilmember Hill made the motion to hire a part-time Code Enforcement Officer, a contract employee. Councilmember Mellor seconded the motion. The motion passed with a 5-0 vote.

Discussion with Proposed Approval of Lease from STLA for G-Hill Recreation Area – Mayor Nay

Mayor Nay went over a copy of the lease. The lease is for ten years and will automatically extend unless the council halts it. The rent can be adjusted on the 10th anniversary of the original date and every five years after. Right now the rent is $12,000 per year. The City will have to prepay 25% of the combined annual rent for the first ten-year period, which is $30,000. The City has received money from the OHV Fund to pay for this so the City will only have to pay $400 per year. Mandy Larsen has looked over the lease and said it looked good.

Councilmember Mellor made the motion to lease the 450 acres of the G-Hill Recreation Area. Councilmember Crane seconded the motion. The motion passed with a 4-1 vote. Councilmember Taylor voted no.

Discussion and Proposed Approval of Purchase of Land from STLA for G-Hill and signing of Agreement – Mayor Nay

Ron Torgerson reported that STLA Board of Trustees has approved the sale of 20 acres of the G-Hill. He said the land was estimated at $1750.00 per acre, $35,000 total. The Mayor reported that the City got a reimbursement grant for $22,000. Torgerson has a Certificate of Sale, which is a contract between the City and Trust Lands that he needs to have signed. He gave the Mayor a deed that she will have to have recorded. Torgerson said that the money from the sale will be put in a trust fund and the interest from it will go to schools. The Mayor said she needs permission to write out a check for $36,750.

Councilmember Mellor made the motion to approve the purchase of the G-Hill property for $36,750. Councilmember Hill seconded the motion. The motion passed with a 4-1 vote. Councilmember Taylor voted no.

Discussion and Proposed Decision of Health Insurance – Mayor Nay and City Council

The City Council has reviewed their options for health insurance for the city employees. Councilmember Crane said he did some calculations on this. He reported that if the City keeps the same coverage they have the premiums will raise $2,486 annually. If the City changes to the alternate one, the deductable goes up, the out-of-pocket cost goes up, and the specialist visits cost goes up. ER visits and urgent care coverage goes down from 90/10 to 80/20. This plan will save the city $3200.
Matt Reber brought up the there was a 3% raise put in the budget for employees back in July and they haven't received it. The Mayor said the City needs to go forward with the raise.
Councilmember Crane gave the pros and cons on all the insurance plans, including a Health Savings Plan (HSA). The council and employees who were in attendance discussed what would be best for the employees and the city.
Councilmember Crane's recommendation is to go with the HSA or stay with the plan they currently have.
Mayor Nay said she would like each employee to review the information on the two plans and a decision would be made at a lunch meeting next week. It was decided that the council and employees would meet Monday, November 9th at noon to make a final decision.

Discussion and Proposed Approval for cooperative support of Sanpete County Economic Development efforts with the consideration of granting additional City COVID Relief Funds for local businesses – Mayor Nay

Kevin Christensen with the Sanpete County Economic Development sent the Mayor a list of businesses in Gunnison who they awarded money to and asked if Gunnison would be willing to add to it. These businesses applied and met the COVID requirements. Casino Star, Triple S, and Gunnison Implement Co. all received some monies for COVID. Christensen's suggestion was to give each of the these businesses $1500. Councilmember Crane suggested that the City give them $2000.

Councilmember Crane made the motion that the City give $2000 to each of the three businesses to help with COVID relief. Councilmember Taylor seconded the motion. The motion passed with a 5-0 vote.

Proposed Approval of Bills and Adjustments

Councilmember Crane made a motion to pay the bills. Councilmember Taylor seconded the motion. The motion passed with a 5-0 vote.

City Business and Future Items

Ron Torgerson explained to the council that there is Trust Land behind the prison. There were horses there for a while but that program didn't work out. There have been many ideas on what to do with the land but none of them have panned out. They have notified Gunnison City on what they want to do with the land in order to be good neighbors. CUCF is using the land for the prisoners right now. He said if all works out and is accepted by the BLM they would like to use the land for a horse feed lot.

Zach Jensen from the fire department said Gunnison is good to have open burn as of November 1st. If anyone wants to burn they need to call the Sanpete non-emergency dispatch and let them know.

Scott Andersen from the Gunnison Business Association said they will not be holding the Christmas parade. The Santa Run will still be held and the Lions Club hasn't decided yet if Santa will come.

Donald Childs reported on the progress on the water project. He has received bids from Scholtzen's and Peterson's. Centerfield will pay for a portion of the cost. This will put on the agenda for Monday.

Shawn Crane asked what the council needs to do to get the raises in place. Councilmember Andersen said he thinks it should be retroactive to July and the Mayor agreed. This will be put on the agenda for Monday.

Councilmember Mellor said the Library Board Meeting was last night. He said the board does a great job. The library now has five iPads and five hot spots they bought with COVID money. He said that our library won the second best library in the region.

Mayor Nay gave presented Councilmember Justen Mellow with an award from Small Town America Civic Volunteer Award from Civic Plus for the good he does in the community for veterans.

Adjourn

Councilmember Crane made the motion to adjourn. Councilmember Taylor seconded it. The motion passed 5-0.

Adjourn

Steven Jenson, City Recorder

Lori Nay, Mayor

2-4-2021

Approval Date