

Gunnison City Council Public Hearing and Meeting Minutes
Wednesday, December 2, 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, and Justen Mellor; City Recorder Steven Jensen; and Garrick Willden of Jones and Demille Engineering

Presiding: Mayor Lori Nay

Invocation: Councilmember Justen Mellor

Discussion and proposed approval of bids for waste water improvements—joint project with Centerfield City for sewer screen, screen building, and lagoon improvements – Garrick Willden, Jones and Demille Engineering

Garrick Willden reported that he has received three bids for the project: one from Terry Brotherson, one from Barton Excavating, and one from Johansen Construction. He explained that there are two schedules for the bids. Schedule 1 is for the screening device and installation. Schedule 2 is for the pipe necessary to be able to isolate any of those first three cells so one could be dried out and the material could be removed when it's dry rather than have to pump it out. He said this is a much cheaper process.

The bids came at:

Terry Brotherson came in at \$165,562.82 for Schedule 1 and \$102,316.16 for Schedule 2 with a total of \$267,878.98

Barton Excavation came in at \$137,743.00 for Schedule 1 and \$164,948.00 for Schedule 2 with a total of \$302,691.00

Johansen Construction came in at \$127,834.42 for Schedule 1 and \$180,086.14 for Schedule 2 with a total of \$307,920.56

Terry Brotherson was the low combined bid followed by Barton and the Johansen.

Willden asked if there were any questions regarding the bids. Councilmember Hill asked about the difference in the bids and if Willden was okay with it. Willden said he talked to Terry Brotherson about being so low on Schedule 2 and Brotherson said he was comfortable with the numbers. Councilmember Taylor also mentioned that there is quite a difference in the bids. He said that he has worked with Brotherson in the past and they are an excellent, reputable company. The Mayor agreed that Terry Brotherson is a good company and easy to work with.

Willden said that one of the objectives for the meeting tonight is to award the bid to the contractor the council likes. Based on funding, Schedule 1 is high priority. He said the council can award the project based on the low bid and give Terry notice to proceed with Schedule 1 until the council is fully comfortable with the budget. This would allow Terry to get started on Schedule 1 and then when the budget numbers come in the council can see they can move to Schedule 2, they can give him notice to proceed with it. Mayor Nay had Gary (city accountant) look at the sewer budget and see what there is in reserve for this project. The city has \$504,000 in the sewer lagoon PTIF account. She said there is enough to do both projects, which is a smart 20-year vision. Also, the fact that they will be able to isolate the primary cells with a sincere attempt to make sure the city is ahead of the curve as we grow. This project fits what all the money in the PTIF account is to do, which is for growth and impact fees.

Willden said one pond is full of sludge and a sludge test will be done, which is when they tell you how full it is. Super bugs had been put in it to try to eat some of the sludge down. They will come back in June to see how full it is. Based on the results, we'll know how long it will take to dry it out and clean it.

Mayor Nay said she would like to see the city to pursue with Terry Brotherson and proceed with Schedule 1 and 2.

Willden then explained the paper he had given to the council to look over. He went over his process of how and when he will bill so the council will be aware of where they are in the budget.

Willden said he is still working with Donald to see what Gunnison City's flow is. Donald and Garrick were going to take some readings together, but someone had broken into the box and stole the battery and solar panel. Robert said they stole everything but the meter. The Mayor asked when this had happened and was told a couple of months ago. She also asked if the city's insurance covers something like this. She said she thinks this should be covered and asked Steven Jensen to check into it. The police have been notified but a report has not been made.

Councilmember Andersen made a motion to award the bid to Terry Brotherson. Councilmember Taylor seconded the motion. The motion passed with a 4-0 vote.

Discussion of and presentation of water meter system for the city – Brad Christensen and Keith James, Peterson Plumbing Supply

Peterson Plumbing explained that their meter system will run meter to meter in a wireless fashion, radio communication. The radios will be able to shoot a signal anywhere from a quarter of a mile to a mile. If the city needs more repeaters around, they wouldn't be charged more for that. Mayor Nay reminded him that the city currently uses Master Meter. She asked if his plan was to replace all the meters with Center. He said the meters would not be replaced but it would have a new meter reading system. The city would have to install this. Mayor Nay then asked how much each meter would be. He told her it's \$84.42 for a brand-new meter.

The Mayor asked how often the system would update, as the city is looking for something that is an improvement on what they now have, which updates once a month. He said it updates every hour. The Mayor asked for referrals from other cities that have used the

system. They said they would send them to her. The Mayor thanked them for coming and explaining their system. She said the council and she would get together and figure out the best route to go.

Discussion and proposed approval of review of road condition, maintenance, sidewalks and possible application for CIB grant – Kelly Chappell, Ensign Engineering

Mayor Nay explained that in 2016 or 2017 the City started talking about the roads, and Ensign has come up with a ten-year maintenance plan. At the time the City started this, they realized the roads have a lot more need than they are ever going to be able to do each year with the B&C Road Fund. Gunnison has had possible CIB funding on their list for the past four years and is now at a point where they think they can consider it. One of the things the city has been able to do is to keep \$400,000 in a PTIF account that is our road fund that we have had set aside. The City also has \$200,000 from UDOT on the Safe Sidewalk project. We can use this as money to go to the CIB and see if they could match it. The Mayor asked Kelly Chappell to come up with some ideas about the things that must be done. The city has some roads that need some major rebuilding and we have always wanted to rebuild our sidewalks. We have \$200,000 to do just the cement for the sidewalk on 200 East. What we are trying to understand today is, if we go to CIB, what kind of payment they would have to make each year to pay them back.

Kelly came up with three different options. A high cost, top of the line option, that will have everything the city would like to get done in the project. A medium option and a low option with a lower cost. (Kelly handed out information with the costs and project specifics to the council). Kelly said the CIB has changed the way they work, and a lot of money set aside for the project does not help the city. Kelly suggested to use the cash saved for the loan payment. The application needs to be turned in by the end of this year. If they city received the money in February, the project could be started in the summer of 2021. If the city waits until January to submit, they won't be able to get the project started until 2022. Mayor Nay would like to get this project going by July of 2021.

Councilmember Hill asked where the money comes from and how it gets paid back. Mayor Nay explained the City gets B&C road funds every year from the state of Utah, from road taxes. The City gets \$175,000. What they would use to pay back the loan would be a portion of that. The Mayor suggested that the city goes with a medium plan and see what the CIB will do. If they won't do much of a grant, then the city can determine what kind of a project they want to do at that point of time.

Councilmember Taylor asked if the estimated amounts were pretty accurate. Kelly said they were.

The Mayor said the council needs to decide what they're going to put towards this project. She said they can decide the specifics of the project later, but what portion of the \$175,000 do they want to put towards this. Kelly said a bond attorney will be about \$15,000. That is what the city will need to pay beyond the cost of the project. Councilmember Taylor asked if this needs to be paid before or after CIB.

Kelly explained the CIB process: The city applies; goes to the CIB meeting, and then the CIB will tell the city whether they like it or not. The City then goes to a second meeting with the CIB where they decided what is funded. After that, you can start incurring costs for the project and the CIB will refund it. Then you get the bond attorney going on their paperwork. Then you design out the project and put out the bid. Once it is bid and awarded to a contractor, that's when you close CIB and are committed to the loan payment with the bond.

The Mayor and Council discussed widening the road to the cemetery. Kelly said that isn't a part of the middle option but if it's a priority, they can add it.

Councilmember Hill made a motion to approve the application for the medium CIB grant. Councilmember Mellor seconded the motion. The motion passed with a 4-0 vote.

The Mayor and Council decided to hold their next meeting, to award the baseball field project, on December 16, 2020.

Discussion and proposed approval of Food Pantry donation – Mayor Nay

Mayor Nay said Marty, from the food pantry, who deliver to Gunnison once a month, is asking for a donation. They are currently helping 62 families in the Gunnison area. Councilmembers Hill and Andersen said they would like a break down of how the money is spent. The council decided to give them \$1000 donation. Steven Jenson will ask Marty to come to city council on January 6, 2021 to give the council the information they want to see.

Councilmember Taylor made a motion to give the food bank \$1000. Councilmember Andersen seconded the motion. The motion passed with a 4-0 vote.

Discussion of possible changes of water shut-off ordinance – Councilmember Robert Andersen and Mayor Nay

Andersen has looked at all the ordinances and said they were made in 1981. He said this time of year is always hard for people to pay their water bill. It's a continual nightmare to try to keep the water on for some people. Taylor said if we don't continue to do it the way we have been we are going to give it away. He wants to know what is wrong with the way it's currently done and why should we change it. The interest charge for late fees is around 14%, which is quite high. Jenson said there are usually 12 to 14 people who are on the shut-off list each month. There was some discussion about changing the interest rate or giving an incentive to pay it in full, like

a 10% discount. The Mayor asked if we're okay the way we are. Steven Jenson said we are, but he just wants to make sure we are all on the same page. If someone wants an adjustment on their bill, they need to come before the council.

Proposed Approval of Bills and Adjustments

Councilmember Mellor made the motion to approve the bills and adjustments. Councilmember Hill seconded the motion. The motion passed with a 4-0 vote.

City Business and Future Items

Councilmember Hill asked Donald Childs what his thought were on the water meters that were presented earlier in the meeting. Childs said his like Master Meter, but the problem is, on the big ones, it's going to cost a fortune to change them. Taylor asked what the problem is with the system the city currently has, that is only five years old. Childs said that every time he reads the meter, his computer loses some of the readings. When he brings it into the office, they're (Jodi and Steven) have a hard time pulling the readings off his computer. Andersen said the city could use an upgrade no matter what. Taylor said \$200,000 is a huge upgrade and doesn't think it's justified to buy a new system. Jenson said with Scholzen, it would be around \$180,000. Childs said it takes him a whole day to go read the meters and then he has to go back out and fix the problem from the wrong readings. The current meters have six years left on their warranty. There was discussion on whether to update the system or put a new system in. Everyone agreed that there are a lot of advantages with a new system but it's a big cost. The council decided they will have to wait and see what they can do but it does make sense to stay with the same system.

Hill asked Childs, when he goes for supplies, if he drives a city truck. Childs replied that he that he does. Hill wants to know why Matt Reber turns in milage receipts for travel to Richfield. Childs says he takes the water samples so he doesn't know why Reber would go to Richfield. The Mayor said he had a couple of projects he was working on while the pool was closed. Jenson said he had to go to Richfield to get parts to do repairs.

The Mayor and council decided there will be no Christmas party due to COVID. She asked what the council would like to do about Christmas bonuses. Andersen said he thinks they should be increased because we're not having a party. The Mayor said last year's bonus was \$200 for full time employees and the council, and \$100 for part-time employees.

Taylor asked if the Mayor has met with the Code Enforcement Officer. Hill said they are waiting on City Attorney Mandy Larsen. She has been sick with COVID but said she would be able to meet next week if that works. Taylor said he doesn't want to get in the middle of it but he has talked to Johnson's, who have pigs. Mark Coulter also has pigs. Taylor said he doesn't know how the new code enforcement officer would handle it, but Taylor would send a letter and then follow up. Taylor also said, regarding the people with horses, should be able to keep them but need to fill out an application.

Councilmember Hill said Jeff Kaplan called her with complaints about his neighbor. She talked with him, but he was not happy with the results of the conversation. She told him the city is working on updating their ordinances. He wanted her to do more.

The council meeting for December will be at Noon on the 16th with lunch.

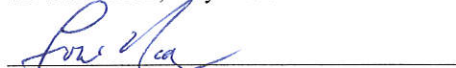
An audit review is done and will be presented at council meeting on January 6, 2021.

Adjourn

Council-member Hill made the motion to adjourn.

Adjourn


Steven Jenson, City Recorder


Lori Nay, Mayor


Approval Date