

Gunnison City Council Meeting Minutes
Monday, July 15, 2020, 7 pm
Gunnison City Hall, 38 West Center
Gunnison, UT 84634

Present: Mayor Lori Nay and Councilmembers Robert Andersen, Shawn Crane, Stella Hill, Rod Taylor, and Justen Mellor; City Recorder Steven Jenson, City Treasurer Jodi Henline, Sanpete Messenger Robert Stevens, Citizens Debbie Pike, Susan Wood, Mary Lyons, Nathan Willden TJ Willden, Emily Willden, Blake Donaldson.

Presiding: Mayor Lori Nay

Invocation: Councilmember Stella Hill

Presentation of Awards and Reading of Winning Essays for “Why I like my Community” Contest for 7th Grade Students from Gunnison Valley Middle School – Mayor Nay

The Mayor started by thanking the League of Cities and Towns. Each of the winners will be reading their essays and be receiving an award. Gunnison Middle School has had the privilege of having a winning essay each year. Debbie Pike the 7th grade Middle School teacher along with Susan Wood the director of communications from the League of Cities and Towns are present tonight. Nathan Willden whose parents are TJ and Emily Willden the is the 2nd place winner started by reading his essay followed by the 3rd place winner Mary Lyons. They received a check and certificate for their essays. Councilmember Hill wanted the audience to know that the essays are not edited by any of the teachers. Nathan and Mary placed 2nd and 3rd from entrants all around the state of Utah. Debbie Pike received a check and certificate for Gunnison Middle School.

Oath of Office to New City Treasurer – Jodi Henline

The Mayor was glad to have the oath of office administered to the New Treasurer Jodi Henline. The oath of office was administered by the City Recorder Steven Jenson. After the oath, Jodi signed the certificate and pictures were taken.

Presentation of the Flu Shootout and a plan to encourage residents to participate by the Central Utah Health Department – Linsy Good

Linsy came to the Council for the purpose of educating what the Flu Shootout can do for the public. It is a means for which the public in the Gunnison Valley can receive their flu shots to get ready for flu season, but it is also a means for Central Utah Health Department to see how they are prepared for an emergency. They have had these types of programs in Mt. Pleasant, and Manti the last couple of years and would like the opportunity to do this in Gunnison. The tentative date set for the exercise is October 7th from 2 pm to 6 pm. The hope is to have flyers sent out to the public as well as posters around town to inform and invite the public to the fire department for the event. This will also give nurses from the Health Department the chance to gauge how this event would do in case of a real emergency. The process will be that people will come to the fire station and will be given to fill out some paperwork giving their information and then will drive through the bay, receive their flu shot and will drive on their way. The cost of the shot is free with most insurance coverage, for those with no insurance it will be a \$25 cost. The question was asked if there will be a COVID-19 vaccine? It was not sure if there will be one by that time.

Discuss and Review of Municipal Code (6.40.010) for possible allowance for a pet pig within city limits – Sean and Mary Jensen

Sean began by saying that his wife’s name is Emily not Mary Jensen. He and his wife were wanting to come before the Council to speak to them about the possibility of having a pet pig on the property. The

Mayor stated that other cities are looking at this occurrence. They said that their oldest son is wanting to raise a Kune-Kune pig, which is not like the normal pigs. They are from New Zealand and are hairy and the biggest they get is around 250 pounds. They graze grass and are not aggressive. They saw the ordinance that there are no pigs allowed within the city limits. There will be a pen for the pig that will be moved around so that it can graze around the yard. The question was asked if they would have only one pig or have more. Councilmember Taylor said that there is a land use ordinance to have other animals, however no pigs are not allowed at this time. The city of Richfield wrote an ordinance to specifically include pot belly pigs. Councilmember Taylor stated that the ordinance would need to be changed and that can be sticky. The animal management unit allowed for city use is set out on the city website. There are certain guidelines that require certain space from a house on the property, space from the house on the adjacent property. It would be hard to just allow one breed of pig since some are crossbred as well. Councilmember Mellor asked if they were wanting just one pig or several to breed? Sean Jensen responded that they were looking to breed and sell. They were thinking of getting a couple sows and one boar to have on the property. The Mayor stated that there would need to be a public hearing to allow the input from the public and that would take some time before the next meeting on the subject. The next available meeting would be August 5th, or 19th Council Meeting. A P-1 Use Permit Application would need to submit to the city and then it would have to go before the Planning and Zoning Commission. Sean stated that they would like to go forward with the process and see what could be done.

Discuss and Proposed approval of possible action regarding safety concerns caused by river crossings by ATV's and Side by Sides close to the corner of 200 East and 400 South – Mr. and Mrs. Joseph Larson

The Larson's were not present to the meeting, but the Mayor did want to discuss the concern. Councilmember Andersen spoke on how he has driven by the area and it seems that the public has been using the creek bed to drive their ATVs across the river and up the hill. There are small children in the area that play at the top to the hill and anyone driving up the hill does not have a clear view of anyone on top. It is also starting to erode the hill in such a way that someone could tip over and get hurt. It was suggested that something be placed to deter the public from driving that way. The Mayor suggested a log or something heavy be placed there so that it could not be moved easily. Councilmember Andersen said the city has some cement barriers that could be used as well.

Councilmember Crane and Councilmember Taylor asked if there was a city road at the top of the hill. It was reported that there was and that the concern was that a vehicle coming up the hill could get into an accident if an ATV did not see what was coming and stop. It was decided to have Donald Childs place a barrier at the top of the hill on 400 South and at the bottom of the river crossing to prevent ATVs and Side by Sides from going off the road and up the hill.

Discuss Ordinance regarding Water Use Efficiency in Amenity Landscape Irrigation (9-2-3.13) and determine penalties and proposed approval of action for violations of that ordinance due to shortage of irrigation water this season – Councilmember Rod Taylor

Councilmember Taylor read the Ordinance regarding the use of watering during the hours of 10 am until 6 pm each day. The ordinance says that is a Class C misdemeanor and it is not efficient to water during

those times due to the heat evaporates the water quicker. The city is running low on water and at the current pace the city will run out of water soon in September. It was suggested that something be placed in the newspaper and on the city website to inform the public of the need to conserve water. Councilmember Taylor did say that when this happens it can have the opposite affect and people can water more. It was asked if there are any outliers, and Councilmember Taylor said that there are some pastures but also there are just homes around the city that water during the day. Education to the public could help and the Council need to have a plan to help enforce violations. The decision was made to place something in the paper and then to send out a text to remind the public conserve water as much as possible.

Discuss and review of proposed plans for possible new apartments, current housing conditions and opportunities in the City, and needs for future housing – Martha Larsen

Martha came with purpose of speaking to the Council about the plan to build 20-unit, three building apartments just North of the Foxwood Apartments. She is in the process of submitting her application to the Utah Housing Authority and is needing a letter of support from the City of Gunnison stating the need for housing in the area. The question was asked about if the new apartments will be subsidized income. She reported it will be low-income housing. There will be 2- and 3-bedroom apartments. The rents will be starting around \$323 up to \$750 a month. She had some plans for the Council to look over and there was a discussion of how they will be managed and kept up on the outside. Martha responded that her son will be the manager and on-site 2 to 3 day a week.

Councilmember Hill wanted to know if the Foxwood Apartments could be a hindrance to the new apartments, and several on the Council were concerned that the new apartments might fall into disrepair like the current apartments. Martha asked if she could get a Memorandum of Understanding from the city so that Utah Housing Authority could process the application and give her a better chance to be accepted. The deadline for the application is in September, however, she would like to get everything in as soon as possible. Councilmember Taylor informed the Council that the only impact fees for this project would be for Pressurized Irrigation, Water, and Sewer. Everything run on the property will be at the owner's expense and that the driving way and parking lot will be private property and not the responsibility of the City. It was asked when she would like to start, Martha responded that the decision will be in December and she would like to start in the spring 2021. The Council did like what the plans were showing, and it looked like there will be ample parking for the project.

Discuss and Proposed recommendations regarding request for possible zoning changes for multi dwellings in Gunnison City – William and Cindy Badger

William and Cindy Badger came before the Council to talk about the need for high density housing in the Gunnison area. They are in the planning stages and are looking to build some town homes and starter homes for new families. They were not sure the zoning for their area that is in the Northwest part of town. Councilmember Taylor indicated that he believed it was zoned for R-2-10000, to which Cindy responded that she thought the area was zoned for R-1. There was a discussion on that and that the real concern was the city access to the property due to private roads in that area and having enough space to meet the zoning requirements for the width of the streets to create the housing area. Councilmember Taylor stressed the importance of the need to have road access to the property. The discussion then turned to the need for so many feet (60 collector street) to create a cull-de and what type of homes could be built on the property and how many water shares would be needed to be turned into the city for the project as well. The Council did say that there is a huge need for transition housing for new families and a project like this is sorely needed in the area.

Update of future Sewer project and equipment – Councilmember Robert Andersen

Councilmember Andersen reported that he and Donald Childs traveled to Cedar City just Northwest of the city of Enoch to visit the Wastewater facility and see if it is what can be used here in Gunnison. Councilmember Andersen was very impressed with the set up of the facility. There were two machines that the city uses to separate the trash out of the sewer system. It would then transport that trash on a conveyor belt to a flat bed truck to be hauled away. The city would need a building to house the machinery so that it would be protected from vandalism and being shot at. There will be a meeting tomorrow at 9 am with Rural Water, Jones and DeMille, Robert Andersen and Donald Childs will be discussing the design and what is needed to get the project going. The Prison was down to the facility in Cedar and are planning to upgrade to this system and that will help clean much of the sewer up as well. The question was asked about the name of manufacturer which is Lakeside equipment corporation.

There have been some problems with getting the percentages of sewage that is coming from Centerfield and Gunnison. Centerfield City is having some problems with their meter in getting an accurate reading in that the meter they use is made in Israel and they can not seem to find the right wiring harness for the meter. The engineers are waiting to get the breakdown of the percentages so that they can design the correct size of the machine that will handle the load. Having this information will allow Centerfield to help with some of the cost of the facility due to their sewage is coming into the lagoons along with that of Gunnison. The Mayor was glad that we could then have Centerfield help with some of the cost going forward. Councilmember Hill asked if there was money in the budget to pay for this project. It was reported that there had been money set aside for the past two years that will pay for this project in full. Councilmember Mellor suggested that the sewer manager for Centerfield City be present to the meeting as well. He would contact John Hansen who is the sewer manager to inform him of the meeting tomorrow at 9 am.

Councilmember Andersen also mentioned that the mowers were having problems over the Memorial Weekend in that the mowers would not pick up the grass clippings. They were able to get two bids from Jorgensen that were about \$15,000 and one bid from GIC for \$13,600. It is a walker mower, and they purchased the one from GIC. It was used for the 4th of July and works well.

Proposed Approval of Bills and Adjustments

The list of the invoices was being passed around and there were a few questions about the payment of Caselle and a invoice from Central Title with the G-Hill.

Councilmember Shawn Crane made a motion to pay the bills. Councilmember Andersen seconded the motion. The vote was unanimous 5-0

City Business and Future Items

July 3rd: The Mayor congratulated Councilmember Justen Mellor on a job well done with auction for the G-Hill. It went well with the circumstances of the Pandemic and there was \$20,000 raised. Donald Childs was commended on the building the sanitizing stations to help keep the public safe and there were many of the public that really thought the celebration was done well. Cases of COVID have

Speed limit on 200 West: Councilmember Hill asked about if there was a speed limit sign on 200 West. It was reported that there should be on listed at 25 mph. There was a discussion of other streets in town as to what the speed limit for an ATV was in the city limits. It was reported that it is 20 mph within the city limits.

Recorder and Treasurer: Mayor asked the City Recorder Steven Jenson if he had anything to say. Steven reported that Jodi Henline had been trained with the Casselle software and they both were trying to get their feet under themselves.

He would wait a week longer and they would be reading the water meters for the month and getting that going for statements out in the mail.

COVID Money: The Mayor stated that she thinks that we can submit an application for money from the pandemic and wants the Council to think about what things have changed and how money can be used for.

Closed Session

Councilmember Crane made the motion to move into closed session pursuant to the Provisions of Section 52-4-205(1) pursuant to the Open Meeting Law for the purpose of (a) discussion of the character, professional competence, or physical or mental health of an individual. Councilmember Mellor seconded the motion. The motion passed with a 5-0 roll call vote.

Closed Session. Everyone left but the Council.

Open Session

Councilmember Andersen made the motion to move out of closed session with Councilmember Hill seconding the motion. The motion passed vote 5-0

Adjourn

Councilmember Crane made the motion to adjourn with Councilmember Mellor seconding the motion. The vote was unanimous.

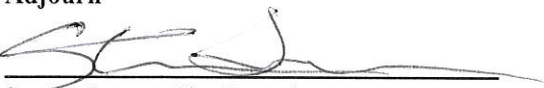
9:15 Adjourn

Councilmember Andersen made the motion go with Clean Cut Roofing to replace the roof on the pool. Councilmember Taylor seconded the motion. The motion passed with a 5-0 vote.

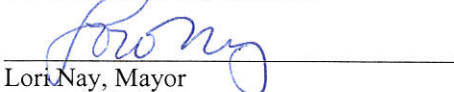
Adjourn

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

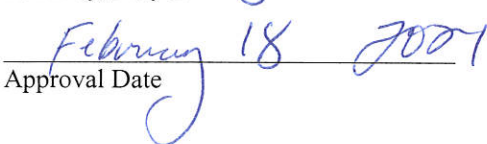
Adjourn



Steven Jensen, City Recorder



Lori Nay, Mayor



Approval Date