

Gunnison City Council Meeting Minutes
Wednesday, February 4, 2021, 7:00 PM
Gunnison City Hall, 38 West Center
Gunnison, UT 84634

Present: Mayor Lori Nay, Councilmembers: Robert Andersen, Stella Hill, Shawn Crane, Justen Mellor, and Rod Taylor, City Recorder Steven Jenson, City Treasurer Jodi Henline, Public Works Manager Donald Childs, Citizens Jay Yardley, Martha Larsen, Nicholas Larsen, Jeremy Taylor with Future Comp, Blake Donaldson

Presiding: Mayor Lori Nay
Invocation: City Recorder Steven Jenson

Public Comment

There was no public comment time requested.

Review and Discussion with Possible Adjustment of water leak for Yardley Dairy – Jay Yardley

Jay came before the Council to ask for an adjustment on his water statement due to a leak that was not caught for about a month. He was out of town when the leak was found and he was able to get it taken care of within a day. It was also found that there was a leak that happened the previous month due to Mr. Yardley hitting his line by accident. He responded that he was fine in paying for the month of December water bill due to it being his fault. The second leak in January was not his and was asking for help from the Council. Councilmember Rod Taylor responded that the Council did work with customers to help adjust the amount owed if they got the leak fixed in a timely manner. This was done so it was determined to adjust the month of January statement to the average amount of water normally used. The amount to be adjusted was from 2,352 gallons down to 718 gallons for the month. City Treasurer Jodi Henline also commented that there are several customers that come into the office each month with this concern.

Councilmember Robert Andersen mad the motion to adjust the gallons from 2,352 down to 718 for the month to be billed to **Yardley Dairy**. **Councilmember Rod Taylor** seconded the motion. The motion passed with a 5-0 vote.

Discussion and Possible Approval of Masterlinx to Harmony Mobil Software Upgrade, Transceiver, Antenna and FCC License Application for water meters – Councilmember Robert Andersen

The Mayor started the conversation stating that the previous agenda item could have been solved earlier and quicker if the upgrade to the software for the reading of the water meters was in place. City Treasurer Henline reported that Gary Thayer had come into the office just a week ago and had a large bill for the month due to his water usage being high as well. He paid the bill. Councilmembers Stella Hill and Shawn Crane both voiced that we should go back and look at what could be done to help adjust his bill as well if it was a leak. City Treasurer Henline responded that she would look into adjusting his bill as well. She also spoke about that with the upgraded system for monitoring the water usage, she would be notified everyday that any accounts were flagged due to high water usage. As it is right now, the only way that a leak can be detected would be when the customer notifies the City or when the meters are being read once a month. Public Works Manager Donald Childs added to the discussion that by upgrading the system, it would eliminate the need for him to spend a day and a half of reading meters as well as looking for any possible leaks that the system found during the meter readings each month. If a leak was found, Jodi could contact the customer immediately to let them know. Also, if a customer came to the office to ask about their bill, the system could pull up the water usage for the month as well as the hour on a certain day to show how much usage and what hour each day. The Council had the past quote in front of them and it was found that the date was past to use that quote any more. Also, there was not a quote for the amount of replacing each meter reader. It was proposed that it Scholzen Products be invited back to the next Council Meeting to give a presentation about the software update and replacement of meter readers.

Review and Possible Approval of Conditional Use Application for new building in Industrial Park and New Business (Future Comp) – Jeremy Taylor and Jimmy Seear, CCS Composites

Jeremy Taylor is present in the Council Room with Jimmy Seear present by Zoom Meeting. They came before the Council for approval for a Conditional Use Permit to build a building for a new business Future Comp to be located in the Industrial Park. The audio was working for Jimmy to be heard by the Council so he communicated by chat. A set of plans were available for the Council to review and to help answer any questions that there might be. The size of the facility will be 100,000 square feet and will house 50 employees at the beginning with a possible 200 employees at full capacity. The question was asked about if there would another road for access to the facility besides the Cemetery Road. Jimmy responded that there would be a road to the east of the new building and

that they would be working with UDOT to get access from HWY 89

As the Council moved down to see the plans of the new business, Jimmy asked if they could speak into the microphone because he was having a hard time hearing the conversation away from the microphones. The Mayor stressed the importance of developing the road to the east for future capacity and the City would like to work with Future Comp in getting a Community Reinvestment Agency (CRA) created.

Councilmember Taylor went over the Conditional Use Permit and stated that everything looked good on the water and sewer. Future Comp would pay the cost of the meter and installation of it and connection to the city line. It was not determined the need of the size of the line from the meter to the building, but they would find out. An exemption was requested for the use of only Culinary water and no pressurized irrigation. The impact fee was calculated as 32 employees for 1 ERC with a cost of \$3,721.52 for both water and sewer. The total ERC would be 5 X \$3,721.52 would equal \$18,607.60. Jimmy stated they wanted to build a road on the east of the Christensen Property coming off the highway and they were talking with UDOT to make that happen. Councilmember Crane asked if that road would be turned over to the City so it could be used to access the rest of the Industrial Park, Mr. Seears would not commit to that here was the discussion regarding a road on the East Side of the property. One of the conditions to the permit was be having a CRA a response without speaking the Christensens. Mr. Seears encouraged the City to set up a CRA to benefit such improvements.

Councilmember Taylor made the motion to approve the Conditional Use Application for new building in Industrial Park with impact fees of \$18,607.60 for new business Future Comp. Councilmember Andersen seconded the motion. The motion passed with a 5-0 roll call vote.

Review Concept Plan for Subdivision by G-Hill with discussion and recommendation by Council – Clark Flake

The Mayor did not see Clark Flake in the audience at the time and so the item was dropped for another time.

Review and Proposed Approval of Conditional Use Application and New Construction for Valley West Apartments – Martha Larsen

Martha came before the Council to have her Conditional Use Application for New Construction of 3 apartment buildings to be known as the Valley West Apartments. She stated that there would be 20 units total on the site. She had been awarded a Utah Housing Grant from the State to building the apartments back in the month of December. The question was asked as to how the grant works, if private investors can put up money for the grant to then be awarded. Martha responded that she had a investor from Portland Oregon helping and that she had to find an investor to then purchase the tax credits from the Housing Authority. Zions Bank is helping with the Construction loan and Rocky Mountain CRC is helping with the tax credit loans for the long-term loan. There were building plans for each of the Councilmembers and it was found that the middle building was not within the minimum set back of 20 feet from the property line. The distance was 17 feet and the Council made the condition that that would need to be moved to 20 feet before the permit would be approved. There were also questions from the Council as to the upkeep of the existing apartments to the South of these proposed apartments. Martha responded that her son Nicholas would be the Manager of these apartments and would be onsite at least 2 to 3 days a week. Martha reported that she has a waiting list of 15 to get into the existing apartments. The rent for the new apartments would be from \$380.00 to \$750.00 a month. The applicant would need to have a good source of income and there is a criminal background check that would be done before acceptance. The plan is to start construction in April 2021.

There were a few things that needed to be accomplished before the conditional use permit could be issued. Again, the City would charge time and materials to install the meter and connect the water line to the main line. Martha would need to come up with 4 water shares, as well as pay a pressurized irrigation assessment fee of \$2,625.00 because the land has never had pressurized irrigation water to it. There would be a sewer connection fee of \$200.00. The impact fees for water and sewer would be 20 X \$3,721.52 = \$74,430.40. That would need to be paid no later than April 30, 2021. There would be an exemption for Martha in that her impact fees total more than \$70,000.

Councilmember Taylor made a motion that the Council approve the conditional use permit for Valley West Apartments of 20 units giving an exemption of turning in 4 shares of water and paying her impact fees of \$74,430.40 by no later than April 30, 2021 due to have a Utah Housing Loan that total over \$70,000.00. She is to pay the pressurized irrigation assessment fee of \$2,625.00 as well as the \$200.00 sewer inspection fee. She will pay the City time and materials for the meter and connecting to the water main and submit new drawings showing that all buildings meet the 20-foot set back requirements per city code. Councilmember Crane seconded the motion. The motion passed with a 4-0 roll call vote with Councilmember Hill abstaining.

Discussion and Possible Approval of Purchase Order for G-Hill Lighting – Councilmember Justen Mellor

Councilmember Mellor reported that he was still waiting on some information before he wanted to talk about the lighting of the G-Hill.

Review and Proposed Approval to cover the cost of training for selected employees at the annual Rural Water Conference in St. George March 1st through 5th as per Ordinance 2.7.050 – Mayor Nay

The Mayor started the conversation in that she was reading some of the ordinances and noticed that the Council is needing to approve any and all overnight trainings conferences for the City. Donald Childs will be doing the Cross-Connection class and Wyatt Scott will be doing the Water Treatment. Matt Reber wanted to go as well to keep up his certifications that he has for Water Treatment. The question was asked if Matt had coverage for the Pool if he was to go to the Conference in St. George. He had spoken to the Mayor and she responded that he had said that he did have coverage for the pool to stay open.

Councilmember Andersen made the motion to approve the cost of training for Donald, Wyatt, and Matt at the annual Rural Water Conference in St. George March 1st through 5th as per Ordinance 2.7.050. Councilmember Hill seconded the motion. The motion passed 5-0.

Review and Discussion with Possible Approval regarding recruitment of a City Manager, the review and possible modifications of the position to the City Administrator in the current City Code, timeline of posting, community involvement and input in the hiring process, and other matters pertaining to the hiring of an Administrator of the City – Mayor Nay

Mayor Nay started the discussion by saying that she liked the presentation that was given for the benefits of a City Manager and the examples that were given for Morgan City. She wanted to know if anyone had any questions or did the Council want to go forward with the decision of putting things in motion. Councilmember Taylor spoke up and gave his opinion that he did not think a City Manager is needed based on the size of the city and how things can be handled with delegation to the Council. He stated that he has spoken to the Mayor that she does more than her fair share of work and does a good job, but he does not see that there is enough work and grants for the city to warrant a full-time position. Some of the discussion turned to how the position would be paid by grants or what was needed to have enough work for the position. It was decided to table the decision for a future time and see if everyone research more so a good decision could be made.

Proposed Approval of City Council Meeting Minutes for Wednesday, January 20, 2021, Wednesday, June 17, 2020, Wednesday December 2, 2020 and Wednesday November 4, 2020

Councilmember Crane made the motion to approve the city council meeting minutes for Wednesday, January 20, 2021, Wednesday June 17, 2020 and November 4, 2020. Councilmember Andersen seconded the motion. The motion passed with a 5-0 vote.

Proposed Approval of Bills and Adjustments

Councilmember Hill made the motion to approve the bills and adjustments as presented. Councilmember Crane seconded the motion. The motion passed with a 5-0 vote.

City Business and Future Items

Spring Clean Up: Councilmember Hill stated that she had Jodi contact Whites Sanitation and reserve April 5th through April 12th. Whites had not contact back to see if that was good. It would be the week after Easter (April 4th). Councilmember Hill stated she would check with Whites to make sure everything would be good to then start advertising as we get closer to April.

New Employees: Councilmember Hill wanted it on the record that it had been 6 months since the City had hired two new employees, Steven Jenson and Jodi Henline. She wants to commend them for the work they have done with very little training and having to learn their jobs on the fly. She wanted all the employees to know that it is great to work with all of them. Councilmember Mellor also voiced a good job as well.

Bids for New Water Heater for City Hall: Councilmember Crane stated that Donald Childs is looking for bids to have the hot water heater replaced in City Hall. It is starting to leak and will need to be replaced soon. It has lasted about 10 years. There was a bid from Peterson's Plumbing and he is still waiting on two more bids before the Council can make a decision. The question was asked about in line compared to a regular water heater. The inline unit requires a water softener and a filter. The cost will be the same so no real savings.

Trails for mountain bikes: Councilmember Mellor reported that the Trails Committee is in the process of putting a grant together to fund some trails. However, the priority is to have the lighting for the G-Hill in place for G-Day. It was asked if G-Day was going to happen and Councilmember Mellor stated yes

City Retreat: The Mayor stated that the City Retreat would be March 10th and employee reviews will be done before that date on Tuesdays and Wednesdays in February. Councilmembers that will be over each department will be helping out.

Non-Compliant Homes: Councilmember Hill passed out a list of houses in town that were non-Compliant and that she and the Mayor would be getting together with Mandy Larsen the City Attorney along with Eric Pratt who is now the Compliance Officer and see about working on the list to get letters sent out to notify those citizens to what is needed and expected to become compliant.

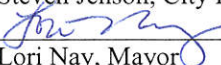
Adjourn

Councilmember Crane made the motion to adjourn. Councilmember Mellor seconded the motion. The motion passed with a 4-0 vote.

Adjourn



Steven Jenson, City Recorder



Lori Nay, Mayor

Feb 18, 2021

Approval Date