

Gunnison City Council Meeting Minutes
Wednesday, August 5, 2020, 7:00 PM
Gunnison City Hall, 38 West Center
Gunnison, UT 84634

Present: Mayor Lori Nay; Councilmembers Robert Andersen, Shawn Crane, Stella Hill, Justen Mellor, and Rod Taylor; City Recorder Steven Jensen; Eric Peterson, John Borden from R.H. Borden, Tyler Sorenson from Gunnison Valley Animal Clinic and citizens John Mogle, Casey Peterson, Blake Donaldson, Dr. Dwight Inouye, Easton Cox, Steve Buchanan, and Scott Reid.

Presiding: Mayor Lori Nay

Invocation: Councilmember Robert Andersen

Discussion to approve the expansion of the Gunnison Valley Animal Clinic- Tyler Sorensen

The Mayor called on Tyler Sorensen to come forward and explain to the Council the plans that were being proposed to expand the Gunnison Valley Animal Clinic. Tyler came forward and explained that they are wanting to expand the parking lot and to build another building for the new clinic to the South of the old clinic. The hope is to begin construction in September 2020. Everything was in order, however, the item was not on the agenda so a vote could not happen until the next Council Meeting on August 19th.

Presentation by R. H. Borden of the Sewer System Management – Eric Peterson and John Borden

John Borden gave the presentation of the system to help monitor the sewer for the city. The system is based on sound waves and use it to monitor for blockages and cleaning purposes. The old way of cleaning is to have a cleaning truck come into the area and to clean the pipes whether or not they need to be cleaned. The RL Rat is the name of the monitoring system. It sends tones from one monitor to another receiver. It checks to see if the section is clean or needs to be cleaned. Councilmember Robert Andersen asked about the cost of the system and if that would be on top of the amount the city pays Twin D now? It would be additional however, R.H. Borden would work with them to bring the cost down. The cost would be 0.16 cents per mile, with 0.75 per mile to clean. The cost is for assessment is for them to come down check for problems. \$15,000 to clean the entire city every 4 years. The cost of the assessment from the quote is \$17,500. The Council thanked Eric and John for their time and presentation.

Discuss and proposed approval of business license for new business in area – Easton Cox

Easton came before the Council to ask for approval to run a guide service for hunting in the area. There were no questions from the Council.

Councilmember Stella Hill made a motion to approve the business license for new outfitting business for Easton Cox. Councilmember Justen Mellor seconded the motion. The motion passed with at 5-0 vote.

Discussion and Review of Affordable Housing in city limits – Councilmember Rod Taylor

Councilmember Rod Taylor reminded the Council that in the Master Plan the city was recommended to have affordable housing. There are a few developers that have interest in building high density housing, and the city has a several areas that are zoned for this type of housing. The zone that will allow high density housing is the R and C zone. This will allow condominiums, condos and apartment buildings. There is a need for a conditional use permit that needs to be turned in when a project is being done. The city needs to try to identify what areas would be best for these types of projects and then to work with developers to make these projects happen. There was a discussion turned to how to make this happen? It was recommended to look over the code and make sure things are in place so that when projects come before the Council, there are not hold ups in approving the permits by the City to relook at zoning for projects that may need to be rezoned. The suggestion was to have Bruce Parker come down to meet with Council to see what areas of the City would be good for these types of projects. Councilmember Stella Hill and Mayor Lori Nay invited John Mogle and Casey Peterson if they had any thing to add to the discussion. They said that it was good to look at different areas where projects for high density housing could be completed. They wanted action now that the master plan has been developed.

Discuss Proposed Approval of possible projects using COVID-19 State Funding – Mayor Lori Nay

The Mayor informed the Council that the City was approved for a grant for COVID-19. There are projects that this money can be used to help with managing city business to allow social distancing due to the pandemic. One of the projects discussed by the Council is to update the sound and video system to help with Zoom meetings to allow the public and presenters to attend meetings without being present in City Hall. Some of the costs for the 4th of July will be covered by this grant. The Mayor suggested to the Council to be looking at other ways that this funding could be spent. Gary Keddington, the city accountant has put in a line item in the budget to account for these costs so that we can report what has and will be spent with this funding.

Discuss upcoming Conferences and Trainings for 2020 – Mayor Lori Nay

There was a discussion of the conferences and trainings for the year that have been cancelled or moved to online due to the pandemic with COVID-19. Most are being moved to online and Rural Water Conference is being planned on October 6, 2020 down in Cedar City this year. It is usually done in one day and if there was anyone that wanted to go that was a possibility.

Discussion and proposed approval of Zoning Permit Issuance with 2” Culinary Connection, Septic Tank and allowance for extension to complete Annexation and exchange of Water Shares prior to occupancy permit – Richard and Lori Nay

Richard Nay was not present so Mayor Lori Nay began the discussion. The culinary connection was put in already and paid for. The property was not close to the sewer system and so a septic tank would need to be put in. Also, she has talked to Bruce Parker about the process of annexation. The question was asked about the distance from a sewer line to be approved for a septic tank. It was reported that the proposed home and sewer line distance was over 600 feet. John Mogle and Casey Peterson wanted to question how things were done before a permit is approved and how some people get different treatment from the City. The discussion also talked about city code in extending sewer lines on city property and the difference of putting in septic tanks in areas around the City. Mayor Nay read an email from Bruce Parker that a certificate of occupancy not be issued until the annexation process be completed. The process could take two month or more to be complete.

Councilmember Stella Hill made the motion to approve of items for development with 2” culinary connection, Septic Tank with allowance for extension to complete Annexation and exchange of Water Share prior to occupancy permit. Councilmember Andersen seconded the motion. Roll Call was taken with vote of 4-1.

Proposed approval of bills and adjustments

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

City Business and Future Items

Beautification – Councilmember Hill talked about Berkley Peterson’s last day would be August 18th and she was wanting to know how the flowers on Main street would be watered. She has some ideas of covering that. She also asked about the 4-wheeler not starting. Councilmember Andersen stated that a new solenoid was put in it to make it work.

Water Restriction- Councilmember Mellor asked about water and if there were going to be any restrictions. The Mayor talked to Donald and so far, there is no problems as of yet. Peacock spring runs heavy in the summer and low in the winter. Things are going good right now and will be looked at in the near future. There was a discussion on farm property around the city that water is being run all the time. It was reported that Donald is talking to people that are watering more than normal.

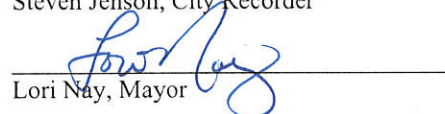
Lighting – Councilmember Taylor said he has prices on the lights and labor and it should be what was projected. He said he felt like he got the best deal. It will be for 113 lights. This project has been budgeted and will be about \$13-14,000 The project can be started in a couple of days.

Adjourn

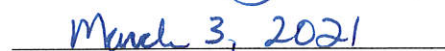
Council-member Andersen made the motion to adjourn. Councilmember Mellor seconded the motion. The motion passed with a 5-0 vote.



Steven Jenson, City Recorder



Lori Nay, Mayor



Approval Date