

Gunnison City Council Meeting Minutes
Thursday, February 18, 2021, 7:00 PM
Gunnison City Hall, 38 West Center
Gunnison, UT 84634

Present: Mayor Lori Nay, Councilmembers: Robert Andersen, Stella Hill, Shawn Crane, and Rod Taylor, City Recorder Steven Jenson, Public Works Manager Donald Childs, Garrett Willden from Jones and DeMille, Frank Lathrop and Dustin Roberts from Scholzen Products, Citizen Blake Donaldson, and Kent Larsen. Attending by Zoom: Councilmember Justen Mellor, Japtheth McGee, Benj Becker and Marcus Keller from Zions Bank.

Presiding: Mayor Lori Nay

Invocation: Councilmember Shawn Crane

Public Comment

There was no public comment time requested.

Discussion and Possible Approval of Purchase Order for G-Hill Lighting – Trail Committee Chair, Kent Larsen and Councilmember Hill

Mayor Nay started the discussion of the G-Hill Lighting Purchase Order by introducing Kent Larsen who is the Trail Committee Chair. He called in by phone to speak about the purchase order to purchase lighting for the G on the G-Hill. There were tests on the different lights and found that Jellyfish lights and it was tested and will be wireless. The lights are waterproof so they can be exposed to the elements. Kent reported that he and Blaine Jensen would be installing the lighting and making sure that everything worked. The plan is to get the purchase order approved tonight and then to be able to get everything ordered so that it could be installed and ready for G-Hill Day. Mayor Nay asked the question if the lights would outline and flood the letter G? Kent responded that it would not flood the letter G, it would only outline it. Councilmember Crane asked for the price of the lights and it would be \$4,150.00. Councilmember Taylor asked if the committee stood alone with financials why the Council is needing to approve the purchase of the lights. Mayor Nay responded that due to the separate account being held with the City, and the purchase being over \$2,000, the council needs to approve the purchase.

Councilmember Robert Andersen made the motion to approve the Purchase order for G-Hill Lighting. Councilmember Hill seconded the motion. The motion passed with a 5-0 vote.

Discussion and Possible Approval of Masterlinx to Harmony Mobile Software Upgrade, Transceiver, Antenna and Fcc License Application for water meters – Frank Layton, Scholzen Products.

Frank Layton started his presentation recounting a story of the last time he presented to the Council, his wife got in a hurry and left a faucet on at his house, and it overflowed and flooded his basement. In recounting the story, he related that if he had an application on his phone that alerted him to a possible leak at his home, he could have got it taken care of faster than it was detected. He began the review of the bid of what the city needed to upgrade the water meters, software and the need for transceiver. The antenna could be placed on the water tower and then repeaters placed around the city to boost the signal so that the meters could relay the readings every 12 hours to City Hall.

The FCC license was to give the City a dedicated signal that only the water meters for the City would relay meter readings. Frank related why this is better than what the City has now is this. The signal the City uses is the same signal as most garage openers. Frank had the Council imagine the room full of 200 people all trying to have a conversation at the same time. Then someone trying to listen to just one conversation with all the distraction of other conversations. Now with the new dedicate FCC signal, there will be only one conversation and it will be clear and strong. The total cost of all the needed equipment will be \$81,048.20. That will not include the meters. The question from Councilmember Hill asked about the Customer Portal and what that includes. Frank stated that it is an app on the customer's phone, and they can have access to their account to check usage and send a request to City Hall of having their water monitored and even turned off if they are going out of town and do not want their usage to go over a certain amount. There are options to communicate to the customers so that if there is need for maintenance. The discussion then turned to see if the customer portal was a good option to add on. Councilmember Hill asked City Recorder Jenson how many calls a day did City Treasurer Henline receive a day. City Recorder Jenson said that it was more than she would like. Hurricane and Ephraim cities have the option of the customer portal which would be a one-time addition of \$7,000 on to the \$81,048.20. They love it because it gives their customers the option to help manage their water usage. It was also a way for the cities to show to the public that they are proactive in trying to conserve water.

The base station and equipment have a maintenance fee annually for the amount of \$10,000. There is a annual tech that comes to help and looks at the system to make sure everything is working well and to answer any questions. It was asked by Councilmember Crane if there is a local tech to help with problems that may crop up. Frank did say that there is a local maintenance person to help with problems. The upgrade of the meters will need to be done for all meters except for the meters that have gone into the system for new build houses. The price of the meter will be \$133 for each one to swap out. The meter will send a reading signal every 15 minutes and will be updated and stored in the cloud every 12 hours. The upgrade for the meters is simple and can be done very easy. There is a loyalty program that will give a discount for the meters that are already in the system that need to be changed out. The Mayor reported that the City does have the needed money available to upgrade the system and that is due to the excellent maintenance that has been done by Public Works Director Donald Childs.

Councilmember Andersen made the motion to approve the Masterlinx to Harmony Mobile Software Upgrade (\$2,700). Councilmember Hill seconded the motion. Councilmember Andersen made the motion to approve the Transceiver, Antenna and FCC License Application for water meters and new computer laptop (\$185,000). Councilmember Mellor seconded the motion. The vote for both motions was unanimous 5-0.

Discussion and Possible Approval for Consulting Services by Zions Public Finance, Inc. To create a Community Reinvestment Agency (CRA) for Gunnison and the Industrial Park. Marcus Keller, Zions Public Finance, Inc. Discuss value of a CRA and Tax Increment Finance Benefits for development of the Industrial Park – Mayor Nay

The sound system for the zoom call was not working so Japheth McGee called the Mayor on her phone so that they could talk about the program. The CRA was needed to be in place so that the City can capture increment finance benefits from areas. The discussion was how the City would be able to set aside any increment benefits to help benefit different areas that the city would like to fund. The entity will get a tax benefit to start up their business and then to help the City provide needed tax revenues in the coming years. The City is not the only entity that will be getting revenue from the taxable company. The County and School District will also be able to help provide revenue to fund projects in the future. A plan will need to be done with an area in mind so that as there is growth the area, the value will grow, and the value will increase over time.

The Mayor reported that in Mt. Pleasant this was done and there was significant growth and value that was returned to the city over time. She thought it was a good idea to investigate. The cost for Zions to set up the CRA would be \$10,000. The next question was to be the time line to create the CRA, it was reported by Marcus to be 2 to 3 months for creation.

Update on the Wastewater Improvements for Sewer Lagoon – Garrett Williden from Jones and DeMille

Garrett was not on the agenda but came to report the update on the wastewater improvements. Garrett reported that the contractor is 65% done with the construction and is on schedule. Garrett updated that the building needed to be structured needed to be approved tonight and a check cut to start the process for CO Builders to get started structing the building. The contract needs to be signed as soon as possible because it takes 20 to 30 weeks to complete. The total amount of the check to get CO Builders to start construction of the building is \$2,500. The Mayor asked if the Council needs to approve each item as it comes up or since the project was approve earlier? Councilmember Taylor and Andersen responded that it is not good to piece meal each item.

Christmas Lights: Councilmember Hill wanted to discuss that the Christmas lights that are on the main street poles. The old ones were constructed with a jig and were constructed by someone for the City. Donald Childs reported that he would like to have some new ones created and not to buy lights from a company. The talk was to extend the lights from 300 South all the way to the end of the city limits to 700 South. There were about 18 additional lights that need to be constructed. The cost was about \$300 to make the last ones. It was reported that Centerfield City has some on their poles, so Councilmember Taylor suggested that Donald go to Centerfield City and see what the dimensions look like and see if Donald can recreate new ones for the ones the City needs. The Mayor asked what volunteer work that can be found to create the lights. It was reported that a possible eagle scout project to make that happen.

Proposed Approval of City Council Meeting Minutes for Wednesday, February 4, 2021, Wednesday October 7, 2021, Wednesday August 19, 2020, and July 17, 2020

Councilmember Crane made the motion to approve the City Council Meeting Minutes for Wednesday, February 4, 2021, Wednesday October 7, 2021, Wednesday August 19, 2020, and July 17, 2020. Councilmember Andersen seconded the motion. The vote was unanimous.

Proposed Approval of Bills and Adjustments

Councilmember Andersen made the motion to approve the bills. Councilmember Hill seconded the motion. The vote was unanimous.

City Business and Future Items

Road Standards: Councilmember Taylor reported that he is working on getting the road standards put together so that a resolution to be adopted by the Council. He is also talking to Donald about updating the generator so that it can run the pumps for the water wells. If anything happened here in Gunnison like the storm that happened in Texas would be dangerous here in the Valley. The generator is needing to be serviced and it has not been serviced in quite some time. The gas in the generator has been in there for 6 years and it was questioned on the quality of the gas and needs to be looked at.

Signage: Councilmember Hill asked about signage for the City and if there were any discussions with putting a sign on the South part of town. The discussion of a sign for the park would be updated with COVID money. Councilmember Hill asked about tv monitors in City Hall to be able to put announcements. Councilmember Crane asked about the sign by the Riverwalk if it was controlled in City Hall. It was reported that the Pool has access to the control to add announcements to the sign. There was a discussion of who owned the sign and what could be put on the sign. Councilmember Hill asked the question about having an adult at the pool on a regular basis for legal reasons.

Water Heater Bids: Councilmember Crane reported that Donald is trying to get some bids to replace the water heater in City Hall. There was one received from Peterson's Plumbing, however, some of the other companies that were contacted have not gotten back to give a bid and right now it is a waiting game. When the bids come in it will then be brought to the Council for approval.

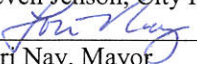
Adjourn

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

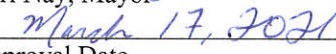
Adjourn



Steven Jensen, City Recorder



Lori Nay, Mayor



Approval Date