

**Gunnison City Special Council Meeting Minutes
Wednesday, April 7, 2021, 7:00 PM
Gunnison City Hall, 38 West Center
Gunnison, UT 84634**

Present: Mayor Lori Nay, Councilmembers: Robert Andersen, Stella Hill, Shawn Crane (Zoom), and Rod Taylor, City Recorder Steven Jenson, Public Works Manager Donald Childs, Public Blake Donaldson, Hannah Neal, Bruce Christensen, Martha Larsen, Scott Hansen, Heather Hansen, Ryker Pickett, Max Christensen, Robert Childs

Presiding: Mayor Lori Nay

Invocation: Councilmember Robert Andersen

Public Comment

There were no requests for public comment.

Discussion and Possible Approval of Conditional Use Permit for building permit and annexation – Hannah Neal

Councilmember Rod Taylor led the discussion on the Conditional Use Permit for Hannah to build. There is a 30-foot frontage road and everything meets the requirements to build. There will be a septic tank due to being too far from the sewer line. There will be PI and water connections from the main road. The discussion then led to what the impact fees would be for the Conditional Use Permit. There will be a part of the lot she wants to build on will need to be annexation. The frontage road fee will be \$4,290.00 and will not need to be paid until the annexation of the road has been completed.

Councilmember Robert Andersen made the motion that the Council approve a septic tank due to the property being more than 300 feet away from the sewer line. Councilmember Rod Taylor seconded the motion. The vote was unanimous 3-0.

Discussion about Economic Development of Fairgrounds Arena– Scott and Heather Hansen

Scott and Heather Hansen spoke about the possibility of revitalizing the Horse Arena so that a riding club could be established for the benefit of the surrounding communities. Scott spoke how it is too far to drive to other arenas in the area to ride horses. He also asked the Council for help is getting the current arena free of weeds and what needs to be done to start the ball rolling in getting a budget with the city for the arena. Councilmember Taylor reported that at one time, there was a riding club and they owned the property and there was swapped with the city. There has not been much interest right now, and if a committee would be created a riding club could be created. The discussion turned to lights, and water and what kind of work is needed to get the arena in shape for use.

Outside City Limits Water Connection Request – Robert Childs

Robert Childs came before the Council to ask about water connections outside of the City Limits. He has some property out by the 9-mile reservoir and Clair Otten's property. He is wanting to build some homes on his property and would like to hook into culinary water line from Peacock Spring. The property was owned by Ron and Donna Gege and came before the Council in 2009 to ask for these connections. He understood that things have changed from that time and Peacock Springs has gone from a major water source to a irrigation water source for the City. Robert Childs proposed 4 to 5 connections for his property and he would have a filter system for each house. The discussion turned to how the EPA has determined that it was not fit for drinking and the Council was not willing to change on that determination/ The only way the City could provide any connections was to have a water line run from the water tank on the west side of town and then run back east to Robert Childs property. There would need to be tests run again to check the level of chemicals in the water and then see what would be needed. Councilmember Robert Andersen was asked to check into getting some tests on the water and then report back to the Council.

Update on Construction of Valley West Apartments – Martha Larsen

Martha came before the Council to report on the process of construction. She reported that things have not gone a planned and is looking for an extension. She reported that they are not have a schedule of signing the paper work at the end of June and construction is set to begin in July. She was not able to pay the impact fees at the end of April and would like to extent that due date to the beginning of July when she is able to draw on her money for construction.

She reported that she has one water share out of the two that she is needing. She is currently looking for additional water share and has an ad in the newspaper.

Councilmember Rod Taylor made the motion to extend the time period to pay impact fees and turn in water shares for Valley West Apartments until July 2021. Councilmember Robert Andersen seconded the motion. Roll Call Vote was 3-0.

Discussion and Possible Approval of bid to trim/remove trees that are diseased or dead on the east side of the park – Donald Childs

There are four trees that are dying and the bark is coming off the trees. The Mayor voiced her disapproval of removing trees that still have green leaves on the trees. The public would not like to see trees being taken out of the park. There is only one bid that has come in to remove the trees and Donald reported that he is still waiting on one other bid to be turned in. The agenda item to talk about the replacement plan would be tabled until the next Council Meeting due to Councilmember Stella Hill not being present at the current meeting and she being over the Beautification Committee. The discussion came up of the need to trim the trees and protect the power lines that feed the pavilions in the park. Donald proposed that the trees that are dead should be removed and replaced with larger trees not young ones that need more time to grow and not be able to provide any shade for some time. The Mayor suggested that the decision be put off until April 14th when staff meeting is scheduled and then it could be discussed then.

The Mayor then asked for Donald to stay a little longer so the Council could discuss the item of irrigation water. The discussion was asked about how to get the word out to the public about how to ration the water to the City. It was decided that a text will go out. As well as maps and flyers put around town to show a schedule of when the public could water. There will be three stations and each station will be able to water two days a week for only 4 hours each of those days. They will be able to water in the morning from 6 to 10 am or 6 to 10 pm in the evening. There will not be much water for the season and will need the public to conserve. It will be asked for the public to reduce their consumption by 25%. The different stations would be the West Side up to Main Street (Monday and Thursday). East Side from Main Street to 200 East west side of street (Tuesday and Friday). Then from 200 east side of street to the east city limits (Wednesday and Saturday). That south of the creek will be on the farm system and will need to contact Hal Pickett for watering schedule. It was decided that the City will need to look at other sources of water and to partner with Centerfield or the Prison.

Discussion and Possible Approval to Purchase Christmas lights to extend from 300 South to city limits with Centerfield City (700 South) – Councilmember Stella Hill

This item on the agenda was tabled until next meeting due to Councilmember Hill was absent.

Discuss replacement plan for trees at park – Master Plan for trees, long and short-term solutions, tree selections and placement.

This item on the agenda was tabled until next meeting due to Councilmember Hill being over the Beautification Committee being absent.

Review and Accept Councilmember Justen Mellor's resignation on March 31, 2021 and thank him for his service. Discuss filling the council member vacancy and the process for applications, eligibility, and timeline for selection – Mayor Lori Nay

Mayor Nay stated that Justen Mellor resigned on March 31, 2021 as being councilmember. She thanked him for his service and hoped that he would be getting better soon. She reported that she was looking at the time frames and had been hoping that in finding his replacement the new person would be able to serve out the remainder of the term for the next two years. However, with the filing deadline coming up in June 2021 for declaring for elections, the new councilmember would have to serve for 6 months until December 31, 2021. and also run for election. It will need to be run in the paper for two weeks and applications would need to be looked at April 28, 2021. There would need to be a special meeting at 6 pm before the Planning and Zoning meeting.

Discussion regarding 4th of July Celebration and proposed approval of entertainment for the evening concert performance – Mayor Lori Nay

Councilmember Shawn Crane reported that the festivities were going to happen on July 2nd and 3rd this year. He has not been able to get a meeting with the committee due to him having shoulder surgery recently. This will give people to have the rest of the weekend. The auction will be on Friday night along with the concert and then the fireworks. Also, on Saturday will be the parade and also activities at the park and also swimming at the pool. There was a discussion as to the vendors in the park on Friday. City Recorder Steven Jenson reported that he called the State and has ordered the sales tax forms. They will be coming sometime in June but people can sign up at City Hall to reserve a spot. The Mayor shared a video to show the entertainment program for Friday night. The group is called "Oh what a Night" Franky Valens. The group usually is \$15,000 to book, however, this year they will be \$8,000.

Councilmember Shawn Crane recommended them for the concert this year. The budget is within what has been done in the past.

Councilmember Robert Andersen made the motion to book the group “Oh What A Night” to perform at the 4th of July celebration at \$8,000. Councilmember Shawn Crane seconded the motion. The vote was unanimous 3-0.

Discussion and Proposed Approval regarding selection of a City Manager i.e. Notice of employment opportunity, advertising locations, selection committee, community involvement and possible timeline – Mayor Lori Nay

The Mayor asked if everyone had the hand outs that were sent to look over for the City Manager position. She reported that she had taken most of the wording from the Morgan City description and was wondering what everyone thought. She was thinking of having the posting for a month in the news papers in the area and also looking at national listing. It was discussed that word of mouth would help get more applications. Helping with state work website would be enough to get to those looking for a position like this as well. To post on the state website is free and can reach a large audience to help gather potential candidates. It was decided to run an ad in the Richfield Reaper, Sanpete Messenger, Gunnison Gazette, and the Pyramid so that it can gain more exposure in the local communities. It was reported that also a radio ad will be done by Workforce Services when the job description is posted with their website as well.

Discussion of Food Truck area near City Park – Ryker Pickett and Max Christiansen

Neither Ryker or Max were there at the meeting so the item was tabled until another time when they could be available to speak to the Council.

Proposed Approval of Bills and Adjustments

The Mayor asked if there were any questions on the bills and thanked City Recorder Steven Jenson for uploading the bills online so that the Council could look at them before hand to save time. There were no questions at that time.

Councilmember Robert Andersen made the motion to pay the bills. Councilmember Rod Taylor seconded the motion and the vote was unanimous 3-0

City Business and Future Items

Impact Fees- Mayor reported that City Treasurer Jodi Henline has been looking and talking with other local cities with the amount that they are charging for impact fees. The Mayor thought it would be a good idea to put that on the next agenda so the Council could talk about if there is a need to raise the impact fees for building permits. There was a discussion that this could deter growth if impact fees are raised too high.

H.B. 82 Accessory Dwellings – Councilmember Rod Taylor reported that he had gotten an email from Bruce Parker with the updated House Bill 82 that was passed by the State Legislature that will promote more housing in communities around the state. This will be presented to the Planning and Zoning Commission on April 28, 2021 and when a recommendation arrived at, it will be sent to the Council for approval. It will allow accessory buildings to be made into housing so that it will help promote growth in communities like Gunnison. It will need to be an ordinance that will be updated and approved to the code.

Stop Sign and Culvert – Councilmember Rod Taylor also spoke about the need for a stop sign needed on the intersection of 200 East and 100 South. The traffic is really bad on 200 East and it would be good to try and slow it down. 100 South is a good intersection to have there due to other traffic accidents in the past there. Also, it was mentioned that a culvert was needed at the intersection of 200 South and 200 East in front of the new Peterson Home that was recently built. All of these changes could happen when the project for sidewalk happens later in the year.

Invoice Cloud Software – The update for software for the new payment with utility payments. There will be a flyer with will be going out at the end of April with the statements to inform the public that the City is moving to a different website to make payments and so far, the result has been good.

Employee Reviews - Councilmember Shawn Crane gave an update that the employee review had been completed and the result was positive and there was good feedback. This will be a yearly occurrence and things went very smoothly. There was an RV that was parked on the road next to the parking lot at the church. It has no license plates. It was reported that GIC had it parked there until they can get to it for maintenance.

Monthly Staff Meeting – Mayor reminded that Council that the monthly staff meeting will begin on April 14th. This will be a way for the employees and Council will have an opportunity to get together and communicate about things going on with the different department heads. It was scheduled to meet at the park, lunch will be provided and then the discussion about the trees at the park could take place there as well.

Sewer Line across the Road – There will need to be a fee assessed to the customer when the need for a sewer line is put in that has to cut across the road. Donald stated that something needs to be done so that he is present so that everything is done correctly so the road is patched to the correct depth so that there is no mismatching.

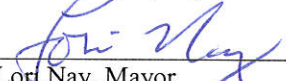
Adjourn

Councilmember Andersen made the motion to adjourn. Councilmember Taylor seconded the motion. The motion passed with a 3-0 vote.

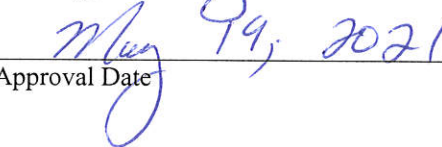
Adjourn



Steven Jensen, City Recorder



Lori Nay, Mayor



Approval Date