

**Gunnison City Council Meeting Minutes  
Wednesday, June 2, 2021, 7:00 PM  
Gunnison City Hall, 38 West Center  
Gunnison, UT 84634**

**Present:** Mayor Lori Nay, Councilmembers: Robert Andersen, Shawn Crane, Stella Hill, Michael Wanner, and Rod Taylor, City Recorder Steven Jensen, City and citizens Blake Donaldson, Carl Sorenson (State Bank), Alex Buxton (zoom)

**Presiding: Mayor Lori Nay**

**Invocation: Councilmember Michael Wanner**

**Public Comment**

No one requested public comment time.

**Request for help with water bill from leak – Jana Robinson**

Jana was not able to make it to the Council Meeting, so the item was tabled for another meeting.

**Request for CUP-Extension of ACT solar Project – Green Backer Renewable Energy Company**

The Mayor asked if anyone from Green Backer would be present for the discussion. City Recorder Steven Jensen reported that there would not be anyone present and they had just asked for an extension. Green Backer Renewable Energy Company had bought out the old energy company that was working with ACT. The term of the conditional use permit was set to expire on June 30, 2021. The new company was looking for another year to be able to complete the project. There were no objections from the Council, and it was decided to approve the extension.

**Councilmember Andersen made the motion to approve the extension to conditional use permit for Green Backer Renewable Energy Company. Councilmember Taylor seconded the motion. The vote was unanimously for.**

**Discussion with Possible Approval of “Internal Accessory Dwelling Units – A Permitted Use in All Primarily Residential Zones” Ordinance 2021-2 – Councilmember Rod Taylor**

Councilmember Rod Taylor presented the updated version of the Ordinance that was recommended for approval by the Planning and Zoning Commission and had been worked over with Bruce Parker. This ordinance is to conform with HB 82 of the State Legislator to allow for long term rentals within the footprint of a residential home. Residents can convert a portion of their home be it a garage or basement into an apartment to rent out to people other than family or employees. The discussion went over how an owner had to live on the property and that this type of housing will need to be recorded with the County for tax purposes. A long-term rental is anything longer than 30 days. There was a needed change to talk about separate bathrooms on the premises. This this needed change, the item will be tabled for Bruce to update the changes.

**Discussion with Possible Approval of Air B & B units within city limits Ordinance 2021-1 – Councilmember Rod Taylor**

Councilmember Rod Taylor presented also another updated version of the Ordinance 2021-7 that was recommended for approval by the Planning and Zoning Commission and had been worked over with Bruce Parker. This ordinance is to also conform with HB 82 of the State Legislator to allow for short term rentals within the footprint of a residential home. Residents can convert a portion of their home be it a garage or basement into an apartment to rent out. A short-term rental is anything shorter than 30 days. This item was also tabled to have Bruce Parker update the wording before it could be approved.

**Councilmember Taylor made the motion to approve Ordinance 2021-1 Air B & B units within city limits. Councilmember Andersen seconded the motion. The vote was unanimous.**

**Consideration for Adoption of Resolution 2021-8 approving the Financing by Gunnison City, Utah (The “Issuer”), of the Acquisition, Construction, Equipping and Furnishing of a Bicycle Component Manufacturing Facility to be located in Gunnison City, Utah and related improvements for Future ComOp. LLC (The “Borrower”), in order to promote the general welfare of the residents of the state of Utah, authorizing the issuance by the issuer of its not to exceed \$10,000,000 industrial development revenue bonds, series 2021 (Future Comp Project). Which will be payable solely form the revenues of the**

**borrower arising from the pledge of a loan agreement, authorizing the execution and delivery of said loan agreement, and related documents, confirming the sale of said bonds, and related matters – Alex Buxton, Zions Bank**

Alex did a recap of the purpose of the resolution to have Gunnison City use their name to be a conduit to allow Future Comp LLC access to bonds that will be interest free. They were not to exceed \$10,000,000 and did not have to be paid back by Gunnison City. The sole payment of the bonds would be responsibility of Future Comp. The bonds are scheduled to close on June 10, 2021.

**Councilmember Taylor made the motion to approve the proposed Resolution 2021-8. Councilmember Hill seconded the motion. The motion passed with a unanimous vote.**

**Proposed Approval of Bills and Adjustments**

Councilmember Taylor had a question on the Wheeler Invoice, in asking about the generators at Bartholomew well. It was reported that it was the invoice and that everything was good to go and it had been tested.

**Councilmember Andersen made the motion to approve the bills and adjustments as presented. Councilmember Wanner seconded the motion. The motion passed with a unanimous vote.**

**City Business and Future Items**

**Cemetery:** Councilmember Hill wanted to discuss some things with the Cemetery with how people find graves. She will go to some other city cemetery and see how they index and mark the graves. It was commended how the cemetery looked for Memorial Day Holiday. The flowers on Main Street look good. There was a discussion on the new trees for the park that will be delivered.

**G-Hill Lighting:** Councilmember Wanner wanted to give a shout out to Blain Jensen, and Kent Larsen on a job well done in getting the G-Hill lite for the May Day celebration. There was a lot of time and effort to get it done. There will be some more work to get the solar panels up and running. They had a generator up on the hill to light it temporary. It was mentioned that at different places in town, the G looked more like a C. It looks very good and will be lite for the July 4<sup>th</sup> Celebration.

**July 4<sup>th</sup> Celebration:** Councilmember Crane gave an update and it had been mentioned that the Lions Club could help out with the Auction that would be held on July 2<sup>nd</sup>. The entertainment has been established and that was lined up and had been approved. Everything was on schedule for a parade as well as the fireworks show. There is a organization that is wanting to have a BBQ competition and they will be meeting with the July 4<sup>th</sup> committee this next Tuesday. There is still a need for vendors to sign up and Councilmember Crane will reach out to see if those that came last year want to come again.

**New City Logo:** The Mayor handed out some designs of a new city logo so that the Council could decide on new stationery and cards. It was decided by the Council to go with the oval design for the logo. The mayor stated that she would get some cards printed up so that each of the Council would have some new cards.

**Discussion of City options and vote regarding Right of Reverter for ACTA Property at the Industrial Park and Action – Mayor Nay**

The Mayor had passed out to the Council a copy of the Right of Reverter to look over. ACT and State Bank are asking the City to release the lean so that ACT would be able to get right of the 22 acres of land the City had agreed to sell to them. The Mayor had reservations in signing the paperwork to ACT due to no contract on file with the City or ACT. There will need to be a discussion as to what the Council thinks.

It was stated that the City Attorney was wanting the City to sit down with ACT representatives and talk about what future for the land include as well as the time frame for the development of the land. Councilmember Wanner asked for clarification as to where the land in question is. It was explained that the land from HWY 89 north to the new building of Future Comp. A decision needs to be made before June 10, 2021 when the bonds are finalized.

**Discussion of Candidates with Proposed Selection and Approval of City Manager – Mayor Nay**

**Councilmember Shawn Crane made the motion to go into closed session. Councilmember Michael Wanner seconded the motion. Roll Call Vote was unanimous.**

**Closed Session.**

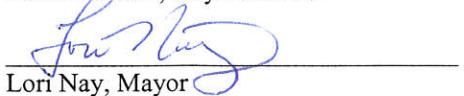
**Adjourn**

Councilmember Crane made a motion to adjourn. Councilmember Andersen seconded the motion. The motion passed with a unanimous vote.

**Adjourn**



Steven Jensen, City Recorder



Lori Nay, Mayor



Approval Date

## **CLOSED MEETING STATEMENT IN LIEU OF MINUTES**

I, Lori Nay, Mayor of Gunnison City, do swear and affirm (as required by Utah Code Section 52-4-7.5) that the sole purpose for closing the meeting on August 21, 2019 under Subsection 52-4-5(1) was for (a) discussion of the character, professional competence, or physical or mental health of an individual; (c) strategy sessions to discuss pending or reasonably imminent litigation; (d) strategy session to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, if public discussion of the transaction would: (i) disclose the appraisal or estimated value of the property under consideration; or (ii) prevent the public body from completing the transaction on the best possible terms; (f) discussion regarding deployment of security personnel devices or systems.

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Lori Nay, Mayor

ATTEST:

  
Steven Jenson, City Recorder