

**Gunnison City Council Meeting Minutes
Wednesday, June 16, 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 Employees: City Recorder Steven Jenson, Public Works Director Donald Childs, City Accountant Gary Keddington, Citizens: Andy Hill, Blake Donaldson, Joann Taylor, Vern Miller, Deanne Addis, Garrick Willden (Jones and DeMille), Ryan Savage (Savage Engineering), John Iverson and Jesse Ralphs (Sunrise Engineering)

Presiding: Mayor Lori Nay

Invocation: Councilmember Shawn Crane

Public Comment

No one requested public comment time.

Request for help with water bill from leak – Jana Robinson

Jana came before the City Council to request relief from her water leak with her culinary line. She reported that the leak had been undetected for a couple of months before it was discovered and then she had trouble getting a plumber to schedule a time to get it fixed. It was then about a month until it was finally fixed. The mayor deferred to Councilmember Robert Andersen to decide. It was decided that she would get relief and that she would have the overage written off and she would need to pay what is owed.

Councilmember Andersen made the motion to approve the giving relief of dropping the overage charge for water bill for Jana Robinson. Councilmember Wanner seconded the motion. The vote was unanimously 5-0.

Discussion and Possible Approval of change order for setting up building for screening device for sewer lagoon improvements – Garrick Willden, Jones, and DeMille Engineering

Garrick came to present a change order for the project with the sewer lagoon improvements. The gates, screening device are all but complete and then in August the building will be ready to be set up. The item to be approved is the building set up and garage door. Donald Childs found that the garage door could be put up for less. The industrial garage door would cost around \$6,000 and a normal garage door would be around \$1,400. It was decided to go with the less expensive door. The budget for the building was \$20,000 and the cost of the set up for the contractor will be around \$7,000.

Councilmember Andersen made the motion to approve the change order to complete the building set up and garage door for the sewer lagoon improvement. Councilmember Hill seconded the motion. The vote was unanimously 5-0.

Discussion and Possible Approval of Repeal of Frontage Road Assessment Fee for building permit – Hannah Neal

Mayor Nay began the discussion saying that the dirt road to where Hannah is wanting to build is owned by the County and Gunnison City would not be able to charge her a frontage road assessment before she is able to build. The city is in the process of gaining rights to the road from the County and if Hannah is able to finish building her house before then, She will not have to pay the road assessment fee to the City. If the City gets ownership of the road before she finishes, then she will need to be charged.

Councilmember Taylor made the motion to approve the P-1 permit for Hannah Neal stating that she will not need to pay road assessment fee. Councilmember Crane seconded the motion. The vote was unanimously 5-0.

Review and acceptance of Bid for long term maintenance for repaving the Salina Gunnison Airport Runway – Savage Engineering, Ryan Savage

Ryan Savage from Savage Engineering reported that the bids were submitted and review yesterday on 6/15/2021. The low bid was from Staker Parsons with a bid of \$743,752.60. So, with the money from UDOT and money from Salina City and Gunnison City, the total amount to spend on the project is \$1million. This bid will work out just fine and cover the repaving of the runway. The purpose of meeting with the Council was to have the bid approved so that the project could get under way as soon as possible after the bonding has been completed.

Councilmember Andersen made the motion to approve the bid from Staker Parsons to complete the project to repave the Salina Gunnison Airport runway. Councilmember Crane seconded the motion. The vote was unanimous 5-0.

Review Gunnison's Master Plan for Water and Discuss Possibility to increase capacity of water sources – Sunrise Engineering, John Iverson, and Jesse Ralphs

John began the discussion explaining the process and reported that Sunrise did a test well about 12 to 15 years ago. The numbers came back at 400 gallons a minute for about 24 hours over at the mouth of Hayes Canyon. The water was crystal clear and drew down 11 feet and then recovered as soon as the pump turned off. In testing the water there are 16.8% nitrates and would need to be treated. Centerfield was not able to build a treatment plant at that time and the project was shelved. John then went over the different processes that the City could do to get the water to Gunnison. To treat the water the City would need to reverse osmosis treatment. This would create wastewater and that would need to be taken care of. The cost of a treatment plant would be around \$2 million. Jesse then began to talk about updating the Master Plan and what would need to be put in place before a permit to drill a well could be done. The process could take a year. Funding options are out there and will need to be put in place for the study. The next step is to discuss the different options to see what is best for the City. Mayor Nay reported that July would be a good time to have a work meeting to discuss options.

Discussion and Presentation of Rocky Point Estates housing development – Josh Flake

Josh came before the Council to discuss the changes and improvements of the future subdivision below the G-Hill. He was wanting to get some input from the Council as to help get things ready to go before Planning and Zoning. The plan to have 47 lots. The entrance would be off 100 South or farmers freeway. The lots would be 100 feet of frontage and the corner lots would need to have 120 feet. The discussion continued to what is needed on the corner lots and where the measurements would be from to make the 120 feet requirement. Several of the Councilmembers had concerns about the only entrance to the subdivision from 100 South. It would be best if there was an entrance from Center Street as well.

Discussion and Appointment of the position of City Manager at the Advice of Consent of Council/with Proposed Approval – Mayor Nay

The Mayor stated that she did not get this item on the agenda within the correct timeframe and could have to table this item until Thursday 6/17/2021.

Public Hearing to Receive Public Comment and to Reopen the 2020-2021 Budget including Budget Transfers

Public Hearing to Receive Public Comment Regarding Enterprise Fund Transfers

Public Hearing to Receive Public Comment Regarding the 2021-2022 Proposed budget including the Proposed Adoption of Operating and Capital Budgets for Gunnison City including the 2021 Certified Tax Rate, Proposed fee Waivers and Donations

Councilmember Hill made the motion to open the public hearings to reopen the 2020-2021 Budget and the public hearing regarding the Enterprise Fund Transfers. Councilmember Wanner and Councilmember Crane seconded the motions. The motion passed with a unanimous vote 5-0.

City Accountant Gary Keddington went over the COVID-19 money that was sent to the Gunnison Valley Police Department. There was a discussion about that and how it was done. The annual budget was put on the overhead screen for those of the council and public could see the budget. Joanne Taylor questioned as to why the city did not give all of the COVID money to the first responders and it was reported that it was given the City by the Federal government and then it was given to help out the police department to pay for the costs that the City was required to pay each quarter.

Revenues and Expenses were discussed and \$7,000 was moved from the general fund to the pool for the roof to be updated. There was more money brought in than expense. There was an explanation of the different departments and what the ending could be at the end of July 2021. The bank record for May was not in so Gary used the numbers for the month of April. The fire department is doing well. Overall, it appears that the city department will be ahead due to the extra money from grants and COVID money. Councilmember Taylor had the concern of approving the budget tonight with 15 days still on the budget year. Gary reported that he has overestimated to make up for any changes. The State legislature require the city to approve the budget before July 1st.

The enterprise fund transfer was also used to help with expenses from water and sewer connections to help pay city expenses with other departments. The money that the Prison pays each month through the year to help support the general fund. That transfer happens at the beginning of each budget year.

The discussion then moved over to the 2021-2022 budget year. Gary went over each of the different changes for the departments for the City. Some of the different items that were discussed were. The amount for the City Manager position was discussed and several points were discussed as to why the amount of salary was going up from the last projection and again why the position was needed at all. Citizens Blake Donaldson, Joanne Taylor, and Deanne Addis made comments during the budget discussion.

Councilmember Crane brought up the needed improvements for the Pool and why that was needed. The need to replaster the pool and to have \$25,000 set aside each year. The \$100,000 for an addition for a pickle ball court. Several on the Council mentioned not a need at this time. The Pool does not make enough money to support these additions. Councilmember Taylor asked about the revenue from the different taxes and where that is allocated. The Mayor talked about the taxes from cell phones and if that was being collected and if it was really coming to the City. The question was asked if the water rates could be raised to generate more revenue? The discussion was that it would be a process and a possibility. Gary reminded that Council if they do raise rates to do it a little and not like before they went from \$12 to \$33 for the base rate. There would need to be a public hearing and it could not be done tonight.

Councilmember Crane made the motion to approve the proposed items for the 2021-2022 budget except for 7. The \$105,000 request for pool building. Councilmember Hill seconded the motion. Roll Call was taken with all approving except Council Member Taylor. The motion passed with a 4-1 vote.

The state has a new section to audit and the fee schedule did not change. The fraud risk assessment will be done and turned into the state as well by City Accountant Gary Keddington.

Councilmember Crane made the motion to approve the 2020-2021 budget. Councilmember Hill seconded the motion. Roll Call was taken with all approving except Council Member Taylor. The motion passed with a 4-1 vote.

Proposed Approval of Resolution 2021-6, Certified Tax Rate – Mayor Nay

There was a question as to what the tax rate was to approve. City Recorder Steven Jenson reported that each year, Sanpete County sends out the proposed tax rates for the cities to approve. It is a formality and adopt what the County as proposed.

Councilmember Crane made the motion to approve the proposed 2021-6 resolution certified tax rate. Councilmember Wanner seconded the motion. Roll Call vote was taken with all approving 5-0.

Proposed Approval of Resolution 2021-7, 2021 Budget Adoption including Proposed Fee Waivers, Donations and Fee Schedule Changes

There was not a resolution at this time, and it would be tabled.

Councilmember Crane made the motion to close the public hearing for public comment for the 2020-2021 budget as well as the 2021-2022 budget. Councilmember Hill seconded the motion. Roll Call vote was taken with all voting in favor 5-0.

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

The Mayor began the discussion reminding the Council that this was from a former discussion and that there was some wording that needed to take place to instruct in the ordinance the need for separate bathrooms. The question was asked how the City knows that someone will be staying longer than 30 days. This would fall to the Code Enforcement Officer

Councilmember Taylor made the motion to approve Ordinance 2021-2 Internal Accessory Dwelling Units- A Permitted Use in All Primarily Residential Zones. Councilmember Crane seconded the motion. Roll Call vote was done with all voting in favor 5-0.

Proposed Approval of City Council Minutes for Wednesday May 19, 2021

Councilmember Crane made the motion to approve the minutes for Wednesday May 19, 2021. Councilmember Hill seconded the motion. The motion passed with a unanimous vote 5-0.

Proposed Approval of Bills and Adjustments

There were not questions about the bills.

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

City Business and Future Items

Planter Boxes on Main: Councilmember Hill Reported that she and Public Works Director Donald Childs were working with Eco Life to get the sprinklers working in the planter boxes along Main Street. Councilmember Hill reported that Berkley has been doing a good job keeping the flowers watered and looking good. Donald also reported that the City has run out of irrigation water and will turn the pond off. The Council discussed having two days a week to save on water.

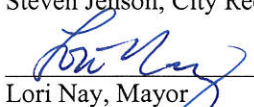
July 4th Celebration: Councilmember Crane gave an update and it had been mentioned that advertisements will be going out around town and things are moving ahead to have a good celebration. He will also be contacting former vendors that were last year and see if they want to come again this year.

Adjourn

Councilmember Crane made a motion to adjourn. Councilmember Andersen seconded the motion. The motion passed with a unanimous vote 5-0.

Adjourn


Steven Jenson, City Recorder


Lori Nay, Mayor

9/1/2021
Approval Date