

Gunnison City Council Meeting Minutes
Wednesday November 17, 2021
Gunnison City Hall, 38 West Center
Gunnison, UT 84634

Present; Mayor Lori Nay, Robert Andersen, Shawn Crane, Stella Hill, Michael Wanner, Rodney Taylor, Steven Jenson, Blake Donaldson, Coleen Ogden

Presiding: Mayor Lori Nay

Invocation: Councilman Shawn Crane

Request for upgrade on the Gunnison City Website

City Recorder Steven Jenson talked to the Council about the City's website for an upgrade. The current website is not secure and up to code, it has some flaws, is outdated and not user-friendly. A vendor looked at our website and said it's a blog with a website address, not secure at all. There have been a lot of complaints from the community members that it's not user friendly.

Jenson showed examples on a big screen from cities that had packets from Granacias; first packet from Garfield County has a website that seems to be working well for them. They have links to all their cities and towns, news and events, contacts, and departments. The other packets were from Chatfield, Minnesota and Hirsch, Texas. With plans and maps, they have a search bar which is very user-friendly and basically the same set up as Garfield. Their population is about 2900, which is close to Gunnison.

The cost for installing the website would be around \$7500 for the first year and would include implementation, set up, maintenance, license, and fees. It's called the Pioneer Package. Second proposal with a five-year plan would then be about \$4280 then goes up 20%, they guarantee a 98.99% secure website. It's monitored for fishing at a high-speed rate. They have government contracts, so they must be secure. It is easy to log into, you can have it linked to different sites, pages, and tabs. Like the senior citizen center, you could post pictures. It will also link to the community Facebook page. You can sign up for notifications on current events with the pool, library, and throughout the community. Any time an employee goes in and updates their page, if signed up for notifications, it would automatically update for them and send out an email. This company has a template where we just go in, choose the colors, pick what we want our website to look like, and use the links we find most useful for us. They would design it. We would be working with them to plan for what it looks like, colors, pictures, applications for business license, plat maps, cemetery maps, even utilities can be paid online. The program Municode was discussed at the Records Conference in Park City, but many there said it was not secure and as user-friendly as some of the others. The Council agreed we need a secure updated website to protect online payments. They asked Jenson to check with a few more companies for bids to compare costs and bring it back to the council. If approved, it could be up and running by spring.

Make Changes to Resolution 2021-12 to allow staff to approve water leak overage

Resolution 2021-12 This resolution stated that if a resident had an unknown water leak that wasn't their fault they then had to go before the Council and ask for help with payment, to cover the overage costs. Mayor Nay would like to change the resolution. A staff member would be able to adjust the utility bill for 50% of the overrun for one month billing period once the leak is found and fixed. Instead of having to go before the Council. If it is proven that it was an unknown issue. Motion was made by Councilman Robert Andersen that we except for approval of resolution 2021 -12 with Corrections made. Seconded by Councilman Michael Wanner. Passed 5-0

Approval for Engineering Firm & Fees for Cost to Upgrade the Industrial Park

Six Counties is helping the city apply for a grant proposal for upgrades to the industrial park, a federal grant that's quite involved. We need an engineer to give a basic drawing of what they want the plans to look like and a cost estimate. For it to meet the federal agency grouping. The problem is we can't get any local engineers to give us a bid because if they do the pre-cost analysis then they can't bid for the job. It is probably going to be a \$3-\$4 million project. The EPA comes up with 70/30, they will match 30% and give 70%. Mayor Nay is hoping to get a state grant which would cover the 30% match. Hoping they can get both grants to pay for the whole project. Now they need to find an engineering firm to give them a pre-cost analysis. If the city gets this grant it would pay to bring in water lines, sewer lines, and all the infrastructure to the industrial park. What the city would be allowed to bid for will determine the plan. They would start with 20 acres of improvements and grow to 40, then 60 and so on. With the intent of having, it be ready for growth, selling lots of 2, 5, & 10 acres, with a total of 180 acres. The Council then looked at a plat to get a visual of what this plan would look like.

After some discussion, a motion was made by Shawn Crane to approve up to \$20,000 for funds to hire an Engineering Firm to work on the Industrial Park Improvement, seconded by Councilman Robert Andersen. Passed 5-0

Approval of Minutes & Bills

Councilwoman Stella Hill made a motion to approve the council minutes for Wednesday November 3, 2021, and Wednesday November 10, 2021, with a second by Councilman Shawn Crane. Passed 5-0

Councilman Michael Wanner, then made a motion to approve the bills and adjustments with a second by Councilman Rod Taylor. Passed 5-0

Other Business

Steven Jenson said that Valerie Andersen and training for Invoice Cloud with a crash course in training. They feel like they have got everything up to date and ready to go for December. The Council commended Valerie for the good job she's been doing. She's made invitations and arrangements for the Christmas party; it's all set to go.

Mayor Nay updated Council on Ballpark Project – a combined community/school/CDBG project. Andy Cox came by. He said that he has fixed up the grass area where the softball field is, but the goalies are torn up and need to be repaired. Robert Andersen said he feels a welder could do that job and will take care of it through Recreation. Next Stella Hill was asking about the new trees, how are they going to get watered. Andersen said the planter boxes all have water running to them. Ecolife has stepped up and done a great job for the city and has run water lines to where they need to be. They are ready for next year and are hoping to get a killer deal on sod. They have done some cleanup work on the baseball field and removed trash, too.

Councilwoman Stella Hill thanked the maintenance workers for putting up the Christmas lights and for all the hard work they do. Next Councilman Shawn Crane said he would be working with Jerry Madsen to put some TVs and the raspberry pie programming up. He will get Steven Jenson involved to learn the program. Councilman Wanner asked to get together soon with Mayor Nay to go over a grant. Councilman Rodney Taylor reminded Mayor Nay that they need to find a commissioner committee member and a new secretary. It will be put on the next Council for approval. The secretary gets \$50, and the committee member gets \$25. They will select the commissioner by the area that they live in.

Next was discussed areas and zones for possible townhouse projects, with 3 zones. The MHP zone would be for mobile home/RV only, the R&C zone would allow for high density housing behind buildings, expand that to the commercial side of the land, and make it R&C. It was asked how everyone felt about shrinking the lot sizes? Wanner felt okay about it because of the setback requirements. We don't want small backyards by any means, but you'd be shrinking that like R4 7500, if you look at those parameters. It requires 7500 ft.² for the first one and everyone after that was 2500. You don't want to shrink it too much because it's 7500 feet for a home in the R & C, a single-family dwelling. Mayor Nay asked if we were going to touch the R2 10,000. If it's a large lot prior to the code they can change the frontage to have 90% of the area, so it would be 90 feet instead of 100 feet. The city doesn't want to lose the quiet rural feel because that's our identity. Frontage on the duplex was 150 feet, but it's 118 feet now. One lot that's not very big, but it's 147 feet long would be ideal for a duplex but short in an area.

The variance if you fall true to form, it states that there's something about property that doesn't allow them to do what they need to do on their unique property. The best thing to do is to change code to allow everybody to do it if there is a request for a variance that seems to have a larger need. In this case it does qualify for a residential home; they do have to meet the 25' on the front and 25' on the side to design the home to fit like a long and skinny home. With the duplex you might want to keep the frontage and change the area, so they fit. When we look at townhomes, if they meet certain conditions and requirements, they might not have as much street frontage, but have a green area, and they can face their town. They also need to make sure they have a place for parking. Robert Andersen said that they do have a problem on the duplexes on 5th south, with a lot of cars parking in the street. We need a new code officer for compliance issues. We need to let Bruce know if we are going to decrease the lot sizes. Rod Taylor said he's not looking at that right now.

BLM and Water Tank Lease – East of Town

Mayor Nay stated the good news that the City has worked through the issue with the BLM and the 99-year lease. We spoke with Ron Torgerson, he reviewed it with the BLM, and he said that because we have the 99-year lease he will honor it. So, we are good for another 50 years for the water tank on the east side, built in the 70s. They wanted to bill us \$2200 a year and now that request will be withdrawn. So that is an expense we won't have to pay.

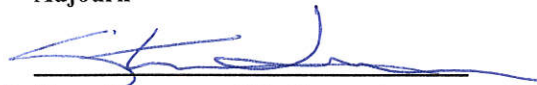
400 South Discussion

It was determined the City will have to hire an attorney for the dispute on 4th South about the prospective road easement. Mandy said it's out of her realm, and we will need to hire someone different. Stella Hill asked if they have ever looked at the deed, yes, they have. The photos show back in the 1930's the road was there, the deed does not have an easement for the road recorded but it does show 400 South on City maps recorded at the County. It has been used for that purpose (as a City street) by the public and taken care of with public funds by the City, and all the utilities were permitted on that property, the fire hydrant, the water line. The fire hydrant and water line run to the east side of the property. The city paved that road last year with asphalt running 1/3 of the frontage of the property in question. The street is currently blocked covering the roadway 2/3rds of the property's frontage. If it is truly a private driveway (400 South) the neighbor to the west could put up a fence and block them from their house. Currently they have put a flagpole in the middle of the road. So, the council determined that the City will need to seek legal advice to find out whether the City has legal standing to reclaim the road based on public right of way laws. There is potential for other lots along the road. Mayor will get a recommendation for an attorney with property rights background for this issue that can also be used for other property issues in the future.

Adjourn

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

Adjourn



Steven Jenson, City Recorder



Lori Nay, Mayor

2-16-2022

Approval Date