

Gunnison City Council Public Hearing and Meeting Minutes
Wednesday, January 5, 2022, 7:00 PM
Gunnison City Hall, 38 West Center
Gunnison, UT 84634

Present: Mayor Lori Nay, Council Members: Robert Andersen, Stella Hill, Shawn Crane, Michael Wanner and Rod Taylor, JD Bunnell, Donald Childs, Gary Keddington, Blake Donaldson, Coleen Ogden City Recorder Steven Jensen excused

Presiding: Mayor Lori Nay
Invocation: Councilmember Stella Hill

Possible approval of resolution 2022 – 1 City Council meeting schedule

Councilman Robert Anderson made the motion to accept resolution 2022 – 1 City Council meeting schedule for the upcoming year 2022. With a second by Councilman Shawn Crane. Passed 5-0

Possible Approval of change from Invoice Cloud to Xpress Bill Pay for online utility payments

The city has had Invoice Cloud for about seven months. Every other city that has had Invoice Cloud has gone back to Xpress Bill Pay. The reason city originally purchased Invoice Cloud was because of the cost and the things that they promised to do for us. Unfortunately, it has not been able to fulfill its promises. It doesn't integrate to Caselle. Having Xpress Bill Pay does put a \$.47 charge for payments, so City must decide if we are going to absorb that cost or attach that cost to the citizen's bill. Most cities absorb the cost. Mayor Nay stated that we can vote to move forward with the plans for Xpress Bill Pay. We can afford to absorb the cost as many cities do or we can decide to pass cost onto citizens as some cities do as a convenience fee when they pay online. The ICloud's doesn't integrate when people pay online, we don't see the payment. Continuing with ICloud is not an option. Mistakes in billing and recognition of payment have happened to 25 people for two or three months. The Council agrees that we need to do move forward with Xpress Bill Pay and we can afford to absorb the cost. There is an advantage to receiving online payments. It's deposited directly into the account with no bounced checks and then trying to collect the money later. Even if we have a small fee it takes away a lot of problems and it also saves on time in the office. Moroni, Manti and East Carbon all use Express and absorb the cost. The actual cost is \$.47 per account.

Councilman Robert Andersen made the motion to go forward with Express Bill Pay and absorb the cost for now. Second by Councilman Rod Taylor. Passed 5-0

Report from White's Sanitation

Taylor White with White's Sanitation came before the Council with his yearly report.

He is here to talk about our contract that expired in December. He has a proposal he would like to discuss upcoming contract but before he got started, he asked if there were any questions or concerns to address while he is here. Councilman Andersen commended him on the good job they do for our city. Mayor Nay asked if he would clarify what the city is allowed to take to the dump. Do we have one dump per month that is free? He stated, that would be between the city and the county and Donald Childs said that we shouldn't have to worry about it when he talked to them.

Mr. White brought a proposal. He found it interesting that as he went through his files, the first contract with Gunnison City was signed in 1998, almost 25 years ago. The rates that were charged back then were \$7 and the current rate is just under \$9. Mr. White said, "We have tried hard to provide a service at a reasonable cost. He handed out copies of his contract proposal and an overview with the changes. The biggest change we've made is a price increase of \$10.50. We were concerned about this price increase, so we did some research. I called my sister who lives in Nephi and asked her what she paid for garbage service, and she said \$36 per month, garbage service \$12 X 3=\$36, she has three garbage cans picked up. White stated that they don't charge as much for second can as the first can. We found when we compared the surrounding areas two things: 1. We provide a service you cannot find anywhere else. If it doesn't fit in a cart that we provide, if it's controllable and the guys can throw it in, then set it out and we will take it. No one else does that! 2. Our price that we are proposing is either equal to or still lower than anywhere else in the surrounding area. So, we felt better about asking for the price that we are proposing, the basis for that increase is everything's increasing. We've bought four new trucks in the last five years that cost \$300,000, tires are up, plastics are up for garbage cans, but the most important increase we want to address is wages for our workers. We want to provide them with a livable wage. We are trying our very best to provide the best service we can at a reasonable price." He then showed some pictures that were taken when they started renewing contracts in 2020, over 4 to 6 months of the large piles of trash not in carts. We feel like it is a service that we offer, and are biggest advocate is our City Councils. When we have to turn around and tell a customer, you've crossed the line setting out residential garbage, you need to get a

dumpster, the City Council supports us. That's why we have been able to continue this service. But there are still people that continue to abuse this service as you see. In addition, we want to make it so one guy can throw the garbage in, we had to spell it out specifically: the garbage cans you set out cannot exceed 35 gallons. 95% of the cans that are set out are 35 gallons, but the biggest problem we run into is the farmer who has his 55-gallon oil drum that he cut the top off of and it doesn't have any handles, and the can itself weighs 100 pounds. So we have to say 35 gallons which is what you buy at your hardware store. We had to spell it out because people say that they got it out to the road so you should take it. Another item we had to spell out was a contract called Bulky items: those are items that take more than one man to lift it in like an appliance. Other places don't even take an appliance. It might be a sofa or a recliner or something big like that. We've proposed in this contract that we will only take one bulky item per week. We have to draw the line somewhere, so in this proposal we state that you are allowed one bulky item per week. The final things are more of a health concern. Carpet is not very clean and the only way our men could load it, is basically with a bear hug, drag it over to the truck and try to lift it in, and we feel like it is a major health concern. Carpet will no longer be taken any more because we feel it's a health concern. The last thing we want is for our workers to wrestle around with someone's carpet and then get germs on themselves and their clothes, then go home and hug their kids then spread something to their family. So, carpet has been excluded from our contract. The final change to contract is something most other places don't even offer that we know of, a senior citizen discount, or the walk-up service. If you are someone in the community that physically cannot get their garbage can out to the street, we offer them \$1 off their rate or we offer the service to walk up and get their can for them and take it back. They can get the walk-up service or the \$1 off, but not both.

Those are the changes that we have in the proposed contract for the next five years, we really thought about that and discussed it with all the municipalities, and everyone seemed to understand and was happy to jump on board. Councilwoman Hill asked, "When you're talking about additional cans, does it have to be in a can? If I put a box out, you will not take it?" He said that they will take it, as long as it doesn't exceed 35 pounds. There are government regulations like batteries, tires we can't take. All we ask is that you make it so that we can just throw it in. People don't think about these things, but if they would put their lightweight trash in the smaller cans and put all of your heavy yard waste material in the cans that are lifted by hydraulics, we would like that. Make sure the extra that is set out, be made so that one man can lift it in. White's Sanitation prides itself on its service. We ask our employees if it violates one of our policies, do your best to take care of it and get rid of it and then leave a note to the resident to please correct this for the next time. If next week they continue to do it then we leave another note, and they call the office to report it and we leave it. We do try to resolve the problems. Councilman Rod Taylor asked if we still had a fuel adjustment costs that we've had in the past? He answered yes, then turned to page 2 in the contract and said we try to be very transparent with the fuel service charges we have in our bills. When gas goes above \$3 a gallon, for every \$.50 a gallon fuel increase, the rate for garbage service will also go up \$.25. So, when the fuel is between \$3 and \$3.49. The rate would go up another \$.25. That is not the price you see at the pump that is what we pay. We normally get a \$10-\$15 bulk discount. So, what we are paying on fuel is what reflects on this contract. Councilwoman Hill asked, "Do you want us to schedule a clean-up date?" White said yes, it would be a good idea to do it now. It is first come first serve as far as our schedule is concerned. With those town clean-ups they will allow one free dump. In your contract, we give two free dumps. Our understanding unless things have changed is that the landfill is only allowing one free dump. That means we will haul it for free, but you only get one free dump at the landfill for more than one dump you will need to pay the landfill fees. That could be a Gunnison City Sanpete County discussion. If you want to schedule your dates, we would be happy to do that now. Councilwoman Hill scheduled city cleanup for April 25th- May 2nd. and Oct. 3rd-10th 2022. We will have to call them and have them come out to dump the big dumpsters when they are full. They discussed how hard it is to keep people from putting mattresses and tires in those dumpsters.

Councilman Wanner asked is it \$2.50 for an extra cart for residents? White said yes, not \$2.50 per month, just \$2.50 per cart and our reasoning behind that is that we would rather have residents with an extra cart to fill up because it makes it easier on our workers. Wanner stated that was cheaper than he had thought. He suggested that we send out a letter to all residents showing the changes and notifying them that it's only \$2.50 for an extra cart. White suggested that he sends us some information that Monroe city sent out to their residents explaining the changes and services provided.

Councilman Anderson again told Mr. White how outstanding this service is in our community and how much we do appreciate them and their service.

Councilman Michael Warner made a motion to accept the changes in the contract for White's sanitation, with a second from Councilman Rod Taylor. Pass 5-0.

Other Business

Councilman Rod Taylor stated that in 1980 we had a small subdivision by Tom Anderson's home where there was a home built by Peter Titze, and Taylor went through the city Council minutes back then and it was approved that the city wouldn't give any services to Peter until a road was provided.

Tom Anderson has a few lots that face North just south of the new veterinarian building, it was a driveway, not a city road. The Council talked about how to make it a city road and they determined the land would need to be committed with help of a title company. City has a permanent right away on that driveway. There is public use on it from the clinic, people come out of the clinic

and turn onto the main highway. The road is in and everything is there for development on that road so he would have to pay the frontage fee. It is a dirt road right now with two building lots. Whoever purchases the building lots would be required to pay that frontage fee. Right now, it is technically a private driveway but City wants to encourage him to make an easement to make it a public street because it just makes sense for City's future. It makes sense for him, too. Right now, City is basing this decision on a lot split and that this split was pre-approved back in 1980. Councilman Wanner questioned that if we approve the lot split and Tom Anderson sells the lots and doesn't want to make it a city Street, will he not be required to do so? It would be a driveway. Taylor answered No. Mayor Nay asked at what point and time do we ask Mr. Anderson to provide the official easement for the street. Taylor said he would ask him right away. This would fit in the minor subdivision realm and because things are in place that have been approved, he will have to do the public hearing and do the lot split through that process. It is not automatically approved to do it now. He just wanted to know if he was good to go so he could move forward. Councilman Rod Taylor made a motion to allow Tom Anderson to do a lot split and a minor subdivision, with the second by Councilman Mike Wanner.

Pass 5-0

Public Works Director, Donald Childs talked about a new water heater at City Hall. He stated that what we have now is a 100-gallon water heater downstairs, but he is thinking a 50-gallon water heater is enough for City Hall's needs. It will cost around \$6000. It is a different type of water heater where the vent is there is a valve so it will heat the water and when you turn on the tap in the bathroom it's already hot. Childs recommended that a 50-gallon water heater would be sufficient since the kitchen doesn't use much water and we don't have showers just restrooms. Councilman Rod Taylor asked about an on-demand water heater. Childs stated that the problem with on-demand is that we would have to put in a new vent, they cannot use the existing one, and they would have to put in a water softener. He tried to get a few more bids but couldn't get any. Councilman Andersen stated then it ends up costing more, he has heard that on-demand heaters are not that efficient. Councilman Shawn Crane asked what the difference would be between the two 50-gallon heaters. One costs \$400 more but Childs said he didn't know why. Councilman Shawn Crane made a motion to purchase the AO Smith G850 Vortex water heater, a second was made by Councilman Rod Taylor. Pass 5-0

There are no minutes or fees to be approved at this time.

Councilwoman Stella Hill thanked the maintenance workers for putting up the Christmas lights and taking them down. It really brought the Christmas spirit to our city.

Also, the maintenance workers will be putting up new light poles next week.

There is a light pole out by John Mogle's house that has been broken, but that would be Rocky Mountain power to fix that.

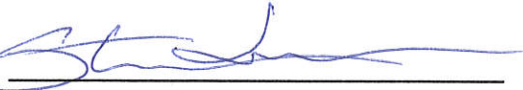
Mayor Nay stated that they need to talk about construction standards and wanted to do it in two weeks from today at 5 PM when the engineers are here and make it a work meeting. She will have an e-mail sent out to everybody to go over what needs to be talked about in that meeting. It's important for the contractors and the developers to have a standard plan of what's expected of them. We will also discuss the bonding issue.

In 2019, the legislature passed a new ordinance regarding bonding, and we need to review that and what they've put into place at legislature and what works for us. I will have some people on a phone meeting with me and I would like you all there. They have made it easier on the legislative level for developers to build a development. The number one thing is you don't plat it until it's done, so you don't have to pay property tax until it is finished. So, if it takes you a year to build all those homes, or to finish the job, you're not paying the property tax that year. The developer doesn't have to put a large bond down, so it changes things and makes it easier for developers. Whether Gunnison must adopt that or not, or if we can modify directives to fit City's current ordinance are the things we have to question and get those answers from an expert. Mayor Nay would like to talk one-on-one with each of the Council members about their assignments for the year, and what each member wants to accomplish. She would like to do that soon.

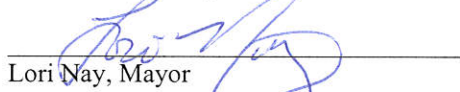
We are one of the 16 cities that is designated as a main street city and a part of the Main Street program. We are a tier 1, and if we were a tier 2 we would be able to qualify for \$30,000 in grants. The main difference between being a tier 1 and a tier 2 is that the city would need to have an active committee in place that is called Main Street Revitalization Board. It's all about not making decisions for the community but making decisions WITH the community. That is something we need to be working on and working towards. As a tier 1 town we get on the national Main Street site.

Mayor Nay found a notary who can do the Oath of office, it can be by a judge, recorder, or notary. Jacob Hatch, Notary from State Bank of Southern Utah did the swearing in at 8:06 pm. Sworn in were Mayor Lori Nay, Councilman, Michael Wanner, and Councilman Robert Andersen. Pictures were then taken.

Meeting Adjourned by Councilman Wanner with a second by Councilman Andersen. Pass 5-0.



Steven Jenson, City Recorder



Lori Nay, Mayor



Approval Date