

Gunnison City Council Meeting Minutes
Wednesday, February 2, 2022, 7:00 PM
Gunnison City Hall, 38 West Center
Gunnison, UT 84634

Present: Mayor Lori Nay, Councilmen Robert Anderson, Shawn Crane, Mike Wanner and Rod Taylor. Blake Donaldson, Coleen Ogden, Dan Davies, Garrick Willden. Stella Hill Excused

Presiding: Mayor Lori Nay

Invocation: City Recorder Councilmember Robert Andersen

Discussion for Affordable Housing

Dan Davies, a Realtor from Fillmore talked about a program that employers can get involved with to help employees with funding a home. Davies said that a gentleman named Wayne Wasdon from Scipio who was a hospital administrator, called him a year ago about working with "Rocky Mountain Home Fund" to help with affordable housing in rural areas. He specifically wanted him to look at Gunnison because his mother was born here. His Corporation, Affordable Housing Development Construction, has partnered with Rocky Mountain Home Fund. Davies started looking at properties and met with employers in the area. They are excited because most of them are looking for workers, and housing is a problem, especially when the employee is hired at an entry-level position and can't afford housing. An employer has investors through a bank who are financial partners in the deal and help fund the loan for people to build or buy housing. It's a great program to help fill employment in areas that need that help, and their employee gets help with funding a house. For example, if a person were to build a \$300,000 home, investor/financial partners would have split equity in that home. Their house payment would be half of that amount at \$150,000, and then they are asked to live in the home for at least two years. If they want to sale after that time, they can but the investors would get half the equity. Also, if a family wanted to purchase grandpas house or an existing home they could fund that as well. They would do a credit check on the buyer and would make two visits a year to make sure there is upkeep on the home. The homeowner would have to make a first and last month house payment, just like with rent. It's not low-income housing or subsidized housing. It's just making a way for employers to offer more benefit to their employees by getting them in a home. Even a Senior Citizen that lives on a pension could qualify. They can choose their own contractors and developers. The home would need to be about 1100 to 1300 square feet, 3 bedrooms, 2 bath on property of about 7500 square feet to make it affordable, plus, it would be an investment instead of paying rent. Davies said they want to start out with 3 or 4 houses and see how it goes. He has talked to employers in the area, and they are excited about working with this program to help fill their employment needs, as well as their employee's needs. He asked the City Council to watch a short video about Rocky Mountain Home Fund at rmhf.net for more information. The Council was impressed with this program; Gunnison has a need for more housing. Davies will meet with the Council again March 16.

Report on Gunnison Valley a Community that Cares Coalition

Next information was shared with the Council from Coleen Ogden, Chair of the Gunnison Valley A Community that Cares Coalition. She told the Council she started to attend the Sanpete Cares Coalition 4 years ago and worked with Central Utah Counseling Center. The purpose of this Coalition is to help people with needs find resources. Because Sanpete County is so large, it was decided that the Coalition needed to split. Therefore, one was started in South Sanpete and one in North Sanpete. Ogden then sent out a letter asking for community members to be on the Coalition to make a difference in our community, to strengthen our youth, our families and our schools. Ogden said we want to educate our community, help the young, the elderly, the Hispanic, and those living in poverty. We want to teach about drug prevention, social media behavior, low attachment to the community, hunger, mental health issues, family management, lack of commitment to school, peer pressure and the list goes on. The committee consists of business owners, civic and group leaders, religious groups, government, healthcare professionals, education professionals, law enforcement, librarian, parents, senior citizens, youth, and someone to represent Axtell, Centerfield, Fayette, Mayfield, and Gunnison. The Coalition meets once a month, the last Tuesday of each month at Gunnison City Hall at 12 noon for one hour and lunch is served. Anyone is welcome to come. Ogden said "that by working with the Central Utah Counseling Center, we have received grants that have helped us pay for several things that we have accomplished, like a Family Fun Night, installing a Scavenger Hunt at the Riverwalk, installing Vape Detectors in our schools, holding a Nedley Depression & Anxiety class, connecting with Sanpete Pantry to visit Gunnison and to provide Kid Packs of food to send home with children in our schools and at the Public library. Also, a Facebook page called "Gunnison Valley A Community that Cares" where we share resources and events that are happening in our community. The Council commended Ogden for her efforts and stated they are glad to have this organization in our community.

Possible approval for lighting on the Riverwalk

Next on the agenda Councilman Michael Warner talked about possible lighting of the Riverwalk. He presented the Council with some bids from Central Electric for solar and electric lighting along the Riverwalk. It would be just under \$33,000 for 12 poles of self-contained solar lights to line the Riverwalk. It was discussed whether running conduit and having electrical lighting would be better than solar. The Council all decided solar lighting would be better. Either way the light would be dim until someone walks under it. It would have motion detectors. Wanner suggested maybe we could have a business sponsor a light pole and advertise on it. Councilman Robert Anderson said, "Everyone enjoys walking the Riverwalk and it would be nice to have lighting to keep everyone safe in the evenings." Wanner will look into a few more things with this idea and get back to the Council.

Possible Approval for an Emergency Preparedness Plan

Also, Councilman Wanner discussed action for an Emergency Preparedness Plan. The EPA has asked the city for some kind of an emergency plan and when looking into this, it could get very expensive. Many cities need a plan that is specific for their needs and most large cities hire someone to come up with a plan for them. Ephraim city suggested we contact Oliver Silva for information. Wanner learned that Silva sells various options to help cities. It would cost \$49 an hour for 350 hours of planning to pay a professional to do an emergency plan. "Its a lot of work and it would be nice to have someone that knows what they are doing come up with a plan and get it right." Possibly they can look into getting a grant from Six County to help fund this. The cost is expensive for an Emergency Plan and to keep it updated and communicated. Mayor Nay suggested they could put it in their budget for next year's plan and in the meantime, keep working on possible funding now. Several other City Managers in our area have been contacted and every city is struggling to come up with a good plan. Wanner will continue to look into this and bring more back to the Council in the future.

Possible Approval of change order for waste water project

Returning to the Council was Garrick Willden from Jones and DeMille Engineering to get approval for some changes to be done on the wastewater project. The project is almost complete except for a few things like getting ventilation in the building. It is toxic and everything is turning different colors inside the building. The reason for that is there is some H2S gas in the system. When bacteria get in the building combined with the cold weather, and a warm building inside, it condenses on the walls and equipment, that creates an acid and its corrosive. We need to get ventilation in the building to stop that corrosion. Also, they need to relocate the flow meter closer to the building. Power has been run over to the building, to make sure they see the screen running, because water runs down and fills up with trash to a certain level and then the flow tells the machine to turn on and it cleans the screen, so water doesn't back up the line. They want to get the new laser meter installed and to start getting readings as soon as possible so that the portion of the cost of wastewater project can be determined. Centerfield's water has been backing up in Gunnison's line and an accurate has not been possible yet. Willden met with Centerfield City, and they have agreed to help with half of the cost to rectify the measurement problem. Approval is needed for a change order for electrical wire and additional gravel at the cost of \$6750.

Councilman Shawn Crane made a motion to approve a change order for the wastewater project, with a second by Councilman Mike Wanner. Passed 4-0

Possible Approval of Assistant to the City Council

Next, it was approved for an Assistant to the City Council: Coleen Ogden has applied and will be hired temporarily @ \$20 per hour, to help the city recorder with backlog of minutes about a 3-month period.

A motion was made by Councilman Robert Anderson to hire a temporary assistant to the City Council, with a second by Councilman Shawn Crane and to hire Coleen Ogden for that position. Passed 4-0

Possible Approval for Laptop for the Library

It was also approved to purchase a new laptop for the library. Carolyn Childs, Librarian said it is in her budget. The cost is \$1045.

Councilman Robert Anderson made a motion to approve a new laptop for the library. Second by Mike Wanner. Passed 4-0

Approval of Bills

Councilman Shawn Crane made a motion to pay the bills. Second by Councilman Mike Wanner. Passed 4-0

Closed Session

A motion was made to go into a closed meeting by Councilman Shawn Crane to discuss Real Estate sales. Second by Councilman Rod Taylor. Roll Call - Passed 4-0

Council came out of closed session.

A motion was made to adjourn at 9:15 pm by Councilman Shawn Crane. Second made by Councilman Robert Andersen. Passed 4-0

Adjourn



Steven Jenson, 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 February 2, 2022 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.

Lori Nay, Mayor

ATTEST:



Steven Jenson, City Recorder