

Gunnison City Council Meeting Minutes
May 4, 2022
Gunnison City Hall 38 West Center
Gunnison, UT 84634

Council members present: Robert Andersen, Lori Nay, Shawn Crane, Rod Taylor. Excused, Stella Hill, and Mike Wanner

Community members present: Heather Haskin, Coleen Ogden, Donald Childs, Kelsey Bartholomew, Greg Bartholomew, JD Bunnell, Blake Donaldson

Presiding: Mayor Lori Nay

7P.M. Invocation

Given by Councilmen Robert Andersen

Discussion with proposed approval for conditional use application at 192 South Main- Heather Haskin, Gunnison BBQ

Heather stated that they will be open on the weekends, starting at 6 P.M. and going until they run out of food. They are planning on doing a picnic style BBQ with smoked meats, baked beans, mac and cheese, and soda cans. Everything will be outside for now. Robert Andersen made the motion to approve, seconded by Shawn Crane. Vote was 3-0

Discussion with proposed approval for conditional sign application at 192 South Main- Heather Haskin, Gunnison BBQ

Heather stated that there is already a place where a sign was in the past. They are planning on putting up a vinyl sign for now. Rod Taylor made the motion, Shawn Crane seconded. Vote was 3-0

7:23 P.M. Heather Haskin left the meeting

Proposed approval for an easement for the powerline- Kelcey Bartholomew

Greg Bartholomew said that they are needing an easement for crossing the corner of the Christensen Well pump house. Donald Childs and JD Bunnell looked at the map to make sure that it wouldn't be in the way for our public works needing to get access to the well. Rod made the motion Shawn seconded. Vote was 3-0

7:26 P.M. Greg and Kelcey Bartholomew left the meeting

Discussion with proposed approval for conditional use application at 95 North 100 East
Gunnison Valley Hospital/Mid Utah Clinic – Rod Taylor

The hospital is remodeling a home on the corner of 100 North + 100 East. They are planning on adding onto the home and making improvements to turn it into a clinic. The addition will be a waiting area and a receptionist desk. The council looked over the plans. This was recommended for approval by the zoning commission.

Motion made by Rod Taylor, Seconded by Robert Andersen. Vote was 3-0

Discussion regarding water and sewer access for Samuel Roach at 350 North 170 West-
Rod Taylor

The Roaches are wanting to build on a lot that they own at the location. The issue is that water and sewer are not available at this lot. JD Bunnell thinks that they will want to get an engineer to help they get an idea of what it is going to take to get it to his property. Samuel has other lots in the area that he would maybe want to build on. We will need him to get it engineered and then we will need our engineers to look over it. Rod is wondering if we need to make this a conditional use rather than a P-1 because of the depth of what is needing to be done. He would also have the option to have a septic tank. JD said that we will need to treat it like a subdivision because of the possibility of growth in that area. The city code requires him to put in the water and sewer. Shawn Crane was wondering if we require him to run an 8in line if we will help for part of the cost. The only issue is that most of the property there is owned by Samuel. Rod thinks that we should recommend all the landowners in that area get together to share costs and develop their lots.

Discussion regarding planning and zoning with possible increase to subdivision application
fees -Lori Nay

The mayor wanted to discuss the need for additional fees for subdivisions. They think that a preliminary application is not necessary for a minor subdivision. They think that the fee for a minor should be \$150 for the application fee with an additional \$50 for each lot. For the major subdivisions they are wanting to do a \$500 application fee and an additional \$50 fee per lot, then for the final they would do \$350 for the application with an additional \$50 per lot. Other cities are charging for the concept, preliminary, and final.

7:58 P.M. Mike Wanner arrived

They would like to change the P-2 application to \$200. They also think that the conditional use should be more as well. The mayor said that we will finalize the numbers and bring it to council next meeting for approval.

Discussion and proposed approval of 2023 tentative budget, Resolution 2022-5

The mayor excused Gary Keddington. The mayor said that they will need to cut around \$200,000 to make our budget work for the upcoming fiscal year.

Payroll:

They are wanting to consider a 5% cost of living increase for payroll. They are also looking into adding another public works employee. Donald will be retiring, and they are experiencing a lot of growth right now. They will also be adding a city manager and will need to budget approximately \$170,000

Equipment requests:

Pool Fund:

The mayor thinks there is a need for a work meeting to have some discussion on the pool budget. The current budget that they are looking at is \$431K which would require the city to pull \$115K from the general fund. The cost of labor has gone up 29% but revenue has not gone up. The franchise fee is going down and not going to be a good option to fund the pool fully anymore. They will investigate other funding options to fill the gap.

Robert made the motion and a second was made by Crane. Vote was 5-0

Public comment

Coleen wanted to go over the family fun night. They are wanting to rent the stage and are wondering if we could charge the \$400 instead of the \$500 that was quoted. The council agreed that would be fine. JD Fox will do the lights and music. They will have a magician, pizza, cookies, snow cones and drinks. Some of the activities will include silent disco, ring toss, cake walk, virtual photobooth, bubble bump, fishing pond, face painting, and cotton candy.

Proposed approval of bills and adjustments

Robert Andersen made the motion to approve the bills, Mike Wanner seconded. Vote was 4-0

Proposed approval for city council minutes for February 15, 2022, March 2, 2022, and March 16, 2022

Shawn Crane made the motion and Robert Seconded. Vote was 4-0

Other business

The irrigation company decided to empty Gunnison reservoir. The residents are going to be able to water as much as needed for a few weeks and then we may need to go to rationing and watering twice a week. They will still need to follow the code that states there is no outside watering between the hours of 10 A.M. and 6 P.M.

Mike Wanner made the motion to go into an executive session, seconded by Shawn Crane. Vote was 4-0.

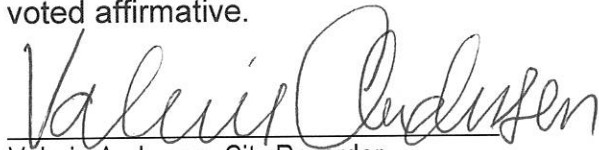
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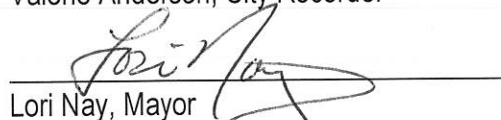
Proposed approval of appointment of City Manager

The proposal was made by Mayor Nay to appoint Dennis Marker to the position of city manager with the contract as discussed. Robert Andersen, Mike Wanner, and Shawn Crane had a vote of aye. Rod Taylor voted nay.

Adjourn

Robert Andersen made a motion to adjourn with a second by Shawn Crane and all voted affirmative.


Valerie Andersen, City Recorder


Lori Nay, Mayor

5.18.22
Approval Date