

Gunnison City Council Meeting Minutes
2-16-22
Gunnison City Hall, 38 West Center
Gunnison, Utah 84634

Present: Mayor Lori Nay, Councilmen Robert Andersen, Stella Hill, Mike Wanner, & Rod Taylor. Councilman Shawn Crane Excused. Blake Donaldson, Coleen Ogden, JoAnn Caldwell, T.J. King, Gary Keddington, Kelly Chappell,

Presiding: Mayor Lori Nay

Invocation: Councilman Mike Wanner

Possible Approval of Concept plan for Proposed Subdivision @ 400 West & 250 North-West Hills Estates

TJ King and was present to discuss approval of their concept plan for a proposed subdivision at approximately 400 West and 250 North, in Gunnison. King and Mogle have purchased enough property to have 42 lots in their subdivision. They will develop their subdivision into three phases, the first phase will start by developing 15 lots. They plan to up-date the addresses and add streetlights. It will be called West Hills Estates. A motion was made by Councilman Robert Anderson with a second by Councilman Rod Taylor. Passed 4-0

Review and Discussion of status of 2021-2022 current budget

The Council reviewed the status of the 2021-2022 budget with Gary Keddington with Keddington & Christensen, LLC. The city is in good standing with the budget currently. Revenue is coming in good with a surplus in the General fund. The Fire Dept. is doing well. Pressurized irrigation fund had low maintenance last year. A bill might pass where we will have to put meters on irrigation water, if it passes it will need to be done by 2030. The water fund is almost gone so we need to watch that. The sewer fund has some costs that will be used up in the future, but Centerfield City will be helping with that cost. The storm water is separate from the sewer and storm drain but is one fund. The last discussion was the pool and the debt it is always in. It was suggested by Keddington that the council move funds from the General Fund to the Pool fund to take care of the debt. Pools are just not money makers, and in the future a decision will have to be made on how we are going to move forward and fund the pool and the upkeep it takes. The pool is important for our community and is something we want to keep. A motion was made by Councilman Robert Anderson with a second by Councilman Rod Taylor. Passed 4-0

Public Comments

Resident JoAnn Caldwell, talked to the council about some flooding and drainage issues that she has near her property at 300 West and Center St. in Gunnison. She stated that for as long as she has lived there, she has had this problem. In the spring water is everywhere

and it is a big problem especially in front of her house. She was invited to stay and listen to Kelly Chappell about our road project that involves drainage. She also mentioned a sidewalk that has lifted on Center Street that could be a danger to someone.

Discussion of upcoming Road Project

Kelly Chappell, from Ensign Engineering discussed the upcoming road projects that are planned for this spring and was able to answer the concerns for Mrs. Caldwell. They have plans to fix the drainage on Center St on 400 West, then South to 100 south, then East to 300 West and 100 South to the river. The project is currently out for bid. It was discussed that they would need to do some figuring and re-planning to fix the problem that is happening in front of Caldwell's property. The Council has scheduled a work meeting on March 16th at 5 PM with Chappell to go over the necessary changes.

Proposed Approval to move forward with permitting and processes required to secure an additional water source

Kelly Chappell then discussed a proposal to move forward with the permitting process required to secure some additional water sources. Councilman Robert Anderson has been out west of Gunnison, and they think they have found some water wells. The next step would be to drill and get some water samples. Chappell suggested that the council try to get some funding to drill for these water wells from the 'Division of Drinking Water Fund.' He stated that they have more money than they ever have, and is sure if we applied for it, we could get some funding. He will help the city apply for that. Councilman Anderson suggested that we get right on this project so that we can get some funding, start to drill, and test for these water wells as soon as possible.

Discussion and Approval for Ordinance 2022-1 Multi-Family Residential use in the Residential & Commercial R&C-1 Zoning District

Council Rod Taylor stated that this ordinance has been to the planning committee for approval of high-density housing. Looking at the condition of use, it must match a certain criterion in setting up footage and square feet. He wants to make sure it looks like a house, with the front door facing the road, 25-foot walls, and a conditional use permit. Sufficient parking is something that can be required. Also, with the possibility of a loan that involves Rocky Mountain Home Fund they would have to meet certain criteria. After some discussion of square footage, they decided they needed more information to approve this.

Discussion & Approval of Ordinance 2022-2 Subdivision Improvement Assurance and Improvement Completion Warranty Standards

When someone is wanting to do a subdivision, they go to get the plat approval. We record the final plat with how much infrastructure to completion. If they want it before we record it, then they don't have to bond for what they do. They can break that off at any point and then go bond for what they have left. We do all inspections, which they pay

for, so they're double bonding with their contractor. We don't issue any permits until the subdivision is recorded, the phases they are working on need to be complete and inspected before occupancy. It was agreed the ordinance needs to change.

A motion was made by Councilman Rod Taylor with a second by Councilman Mike Wanner. Passed 4-0

Proposed Approval to post City Manager Position and determine timeline for hiring

Next was a discussion for approval by Mayor Nay to post the job for Gunnison City Manager position and determine a timeline for hiring. They will have a contract for them to sign, that talks about their duties, salary, benefits, personal development, and termination of settlements. They need to decide if they want the contract to be for 2 or 3 years. They decided on posting the position right away and take applications until Friday, March 25th at 3:00 PM. They will then look at all the applications and hope to do interviews soon after. A motion was made by Councilwoman Stella Hill with a second by Robert Anderson. Passed 3-1 Councilman Rod Taylor sustained.

Proposed Approval of City Council Minutes for Wednesday, November 17,2021- Wednesday, October 13, 2021 & Wednesday, December 15, 2021.

A motion was made to approve the minutes for Wednesday, November 17,2021 by Councilman Robert Anderson with a second by Councilwoman Stella Hill. Passed 4-0

A motion was made to approve the minutes for Wednesday, October 13, 2021, by Councilwoman Stella Hill with a second by Councilman Mike Wanner. Passed 4-0

A motion was made to approve the minutes for Wednesday, December 15, 2021, by Councilman Robert Anderson with a second by Councilwoman Stella Hill. Passed 4-0

Approval for Bills & Adjustments

A motion was made by Councilman Robert Anderson to approve the bills and adjustments with a second by Councilwoman Stella Hill. Passed 4-0

Other Business

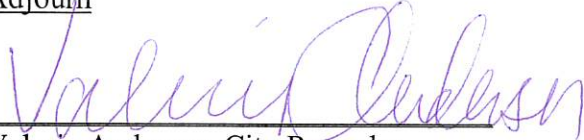
A question was asked about large items that weren't picked up by the garbage truck, but it was reminded that they said they would take one large item per week. The requirements need to be posted for the public.

A concerned citizen talked to Stella Hill about the need of affordable housing in Gunnison. It was suggested about having a meeting with the Economic Development to see what we can do to make work easier for the contractors, plumbers, electricians & realtors.

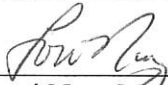
A Suggestion was made to use some of the Covid savings and donate to the fire department/first responders. Mayor Nay asked to bring all ideas to a meeting soon. There is a need to expand the building at the sewer pond, we've been filling 3 dumpsters a week. A new addition would cost \$12,458. Will put it on the agenda for next time.

A motion was made to Adjourn the meeting by Councilwoman Stella Hill, with a second by Councilman Mike Wanner. Passed 4-0

Adjourn



Valerie Andersen, City Recorder



Lori Nay, Mayor



Approval Date