

Gunnison City Council Public Hearing Meeting Minutes
Thursday, January 27, 2011 – 7:05 P.M.
Gunnison City Hall – 38 West Center
Gunnison, UT 84634

Present: Mayor Lori Nay, City Recorder Janell Braithwaite, Treasurer JoAnn Taylor, Parks Supervisor Matt Reber, Zoning Administrator Rod Taylor, City Council Members Steven Buchanan, Brian Jensen, and Jeremy Pickett, Chief Blane Jensen, Sanpete County Sheriff Brian Nielson, Zoning Secretary Stella Hill, Red Twig Engineer Brady Pitcher and landscape contractor J. Clark Gomez, Alec Barton of the Sanpete Messenger, John Hales of the Gunnison Gazette, Emery Polelonema Regional Planner for Six County, citizens and local business men Mark Pickett, Kent R. Larsen, Todd Neil, Marie Neil, Hal Pickett, RaDene Pickett, J. Clark Gomez, Curtis Anderson, Marsha Anderson, Joan Caldwell, Richard Windmiller, Kelcey Bartholomew, Greg Bartholomew, Jay Clayton, Kim Pickett Blake Donaldson, Lila Bartholomew, Coleen Ogden, Melissa Judy, Janelle Overly, Rory Ward, Melinda Ward, Redge Jensen, Clyde Peterson, Dale Peterson, D. Todd Peterson, Beckie Carlisle, Thayne Carlisle, David Brent Wood, Carissa Kuhni Wood, Sydney Kuhni, Jed Hill, Michelle Hill, Erin Miner, Woodrow Miner, Richard Dyreng, Breanna Young, Ed Young, Dennis Hill, and Diana Spencer.

Presiding: Mayor Lori Nay

Prayer: Recorder Janell Braithwaite

Mayor Nay welcomed all of those in attendance, and reviewed the outline for the meeting. She then introduced the landscape designer, Brady Pitcher, and Clark Gomez who has been the landscape contractor. She also introduced Emery Polelonema from the Six County Association of Governments.

7:07 p.m. Council Member Buchanan made the motion to move into the Public Hearing. Council Member Pickett seconded the motion. The motion passes with a 3-0 vote. Those voting aye were Council Members Buchanan, B. Jensen, and Pickett.

Mayor Nay explained the development that had taken place through the steering committee on the Main Street planning. This was named the CPR Project (Core Preservation Revitalization Project) for the purpose of revitalizing Main Street which is the heart of the City. It was named this because they needed to bring life back to Main Street. She explained this is not design driven but it is people driven to solve the problems that have taken place. It isn't just to say it is pretty, but it is about finding solutions to our problems. She stated this was what this design was about.

Mayor Nay reviewed the pictures of Main Street that were taken following the Top Stop gas leak. These included the abandoned Top Stop building and businesses that were forced to close following the leak. She asked the citizens how they felt about these pictures, would they invest in the City's future, would they build your business here or relocate their business to this area. She went on to explain the investigation that took place following the Top Stop gas leak and the negative impact the fuel spill had on the City. The local real estate agents were interviewed divulging the negative comments they had received regarding property purchases from potential buyers along with other surveys that had been done following the gas spill. Mayor Nay stated if Gunnison City doesn't take responsibility and invest in the future of the City following this-who will?

Mayor Nay reviewed the cost involved with this project. After a basic design, a funding packet will be proposed and if CIB comes through and some of the other things there shouldn't need to be an initial investment by Gunnison City. It would be a loan payment of \$24,000 per year if this ended up being the final package. The amount was listed as \$800,000 in the paper, however it was determined a contingency amount of 10% would need to be added after another analysis. This would include the discussion of building up the parking behind the building a little bit more. This will need to be prioritized. There was

also \$25,000 that had been forgotten to be added in. UDOT had promised to participate in the Cobra lighting, and would use some of the contingency monies to help us paint the Cobras that are already in place this summer and upgrade them so the bottoms are fixed. The Mayor stated the City is also after an Arts and Education grant that would bring \$10,000 to our area to have children do art to add to our projects. This would need to be included in our match to the CIB. The other resources are Wind River settlement money and some other grants we have on line. There is a Rural Economic Development grant along with a couple others. This would also include volunteer help. The Mayor is sure the City will get a few things we can call in kind. This would put the amount required at about \$925,000 with what has been proposed.

Comments from the meetings of the Main Street Revitalization committee were also reviewed with those in attendance. Mayor Nay reiterated this was to solve the problems that had occurred and what could be done to rebuild the positive image of Gunnison City to build for the future. The amounts were discussed that would be required for the renovation, and the grants that might be available to help with the costs.

7:20 p.m. Larry Caldwell arrived

Mayor Nay turned the time over to the landscape architect, Brady Pitcher. Brady reviewed the power point presentation he had prepared to give everyone a visual of the revitalization project. The safety of the pedestrians, crosswalks, parking, traffic speed, flower planters, and trees were discussed and reviewed. Mayor Nay commented she would like to make it safer for the pedestrians. She also explained the reason the tree locations would need to be moved to planter boxes following the problem in 2007. This would help make sure the new trees survive since there is still a vent underground left from the gas leak that would dry out the root systems of the trees. She did explain that trees are planted to help get rid of fuel. This is called phytokinetics (it helps draw up the gas from the ground), and then the trees are cut down and removed.

Mayor Nay explained the rough draft point of planning. This is the concept drawing which is just a beginning and the ability to show what would like to be achieved downtown, where the City would like to spend and prioritize the funds. Once the funding package is in place then the final plan with the engineers will be done. She explained the CIB grant proposal would be due on February 1, 2011. The CIB grant review will take place on March 11, 2011, with more Public Hearings and such would follow depending on the results. The Mayor turned the time over to the citizens for their comments and input.

Ed Young stated he worked in Richfield and expressed his concern with the bump outs in the corners being in the way and the added maintenance the landscape would require. The parking situation was also discussed. He was also concerned with the visibility and safety issues for the trucks and automobiles. Mayor Nay explained Gunnison City has 13 ½ feet on one side and 15 feet on the other side of Main Street for parking which is much more than Richfield has, and architect Pitcher pointed out the bulb outs had been pulled back closer to the buildings in the designs for Gunnison City. Thayne Carlisle, a Utah Highway Patrolman, suggested the City get a 30 mph radar board for the south bound traffic to help slow down traffic since it had seemed to be successful in Aurora. Beckie Carlisle commented on improving the building east of the City Hall, while Todd Peterson expressed his approval for the designs, and would like to see some of Gunnison's history implemented into the design. Mark Pickett stated his concern of the height of the planters questioning the issue of blocking the road when in a car. Architect Pitcher explained the height of the planters would not block any view for the cars. Kent Larsen thought it was a good idea, but would like to see something done to tie in the blocks north and south of the main block. He would also like to see a campaign for shopping to be revitalized on Main Street keeping the shoppers at home, and giving them a reason to stay. He stated he was all in favor of a Master Plan that goes bigger. Mayor Nay explained the economic development plan that is in place. The Six County of Governments will be helping with four work meetings in Gunnison City working towards improving the economic development in Gunnison City. Regional Planner Emery Polelonema who was in attendance stated he would be in

attendance at the next planning meeting on February 2, 2011. Mayor Nay also commented Senator Okerlund had also expressed his approval and willingness to help with this project.

Redge Jensen voiced his opposition to the plan. He explained the trees block the businesses, and was concerned of the parking spaces that would be lost. He would like to see some revision to the plan. Hal Pickett then expressed his concern regarding the trees blocking the view of traffic. Architect Pitcher explained the trees would be tall, skinny trees, and not the bushy ones like they were before. Lila Bartholomew expressed her concern of removing the snow following a storm with the bulb outs, and was also worried about the trees dying out with the roots being limited on their growth. She was also concerned about the parking situation, and losing parking spaces for their business. Mayor Nay explained the possibility of expanding the parking behind the businesses in the back alleys. Zoning Administrator Taylor questioned the infrastructure of the City. He wondered if there were plans for doing the water and sewer lines with this project. Discussion ensued regarding placement of the water and sewer lines on both sides, and if this had been figured in. He was also concerned of the cost to the City, but didn't want to make it too expensive for the citizens to come to Gunnison to live. Greg Bartholomew stated his concern for the parking on Main Street, and the trees that would block the businesses. This brought up the thought of developing the parking in the back again. Kim Pickett would like to see the corners developed to be more friendly to park in. Beckie Carlisle liked the idea of the planters on the corners sticking out a bit and deal with a little bit of a parking issue if it helps the traffic slow down. Mayor Nay informed the citizens UDOT recently did another survey for Gunnison City on the speed of the traffic flowing through the Main Street. The results hadn't been received yet, but would be reviewed when finished. Richard Windmiller stated his main concern was the money. He thought it was only fair to bring up the amount of money owed by the City. He reviewed some of the debt service owed by the City for the City Hall, the Fire Station, and the

Gunnison Swimming Pool and the costs incurred in operating the pool. He was also concerned with the owners of the businesses letting their businesses run down. Todd Peterson thought we should invest in the future. He also thought the pedestrians would be more noticeable with the bulb outs and with the flags that would be placed on the corners to help cross the street. Stella Hill stated she was representing her son, Ben Hill, who is just putting a new business on Main Street. She stated he was very excited to think of the improvement on Main Street, and thought the development of additional parking off of Main Street would be great. She would like to see the trees worked into the plan. Mayor Nay explained interior decorator, Janelle Overly, had helped view the design for placement of the trees. Stella Hill was concerned if the trees had enough room for the roots to grow. Architect Pitcher explained the planter boxes were about 5 feet deep, and should give the roots enough room to grow. Mayor Nay would also like to incorporated the children of the City to help do tiles for the planters, she hoped there was a grant available for this. Rory Ward expressed his concern for some sort of incentive for the existing businesses to have a fresh coat of paint on to help spruce them up. He questioned any City ordinances that might be in place to help with this. Mayor Nay stated this had been discussed in their planning meetings whether to mandate it or what would be the best way to do this. He recommended some of the civic groups in the area such as the Jaycees plan a community day to help with things like this. Curtis Anderson stated the buildings on Main Street had generated a lot of sales tax through the years and felt it was time the citizens of the City give back to Main Street for all of the ways the sales tax had helped them. He felt this was the way to do it. He also expressed his concern for parking and hoped Captain Gunnison would be able to be incorporated into this plan. Shannon McArthur questioned the plans for parking and what options had been explored. Mayor Nay questioned the priorities of the development, and stated more money may need to be spent on parking than was originally planned. He also expressed his concern for snow removal and drainage on Main Street with the development and improvements. Kent Larsen voiced his opinion stating he did not want to lose the uniqueness of the development. Discussion ensued regarding snow removal, cleaning the gutters and the options available. Dale Peterson was concerned with the traffic on Main Street at 8:00 a.m some mornings. He had noticed all of the black marks on the bulb outs on the Richfield Main Street and was glad these were placed further back. He hoped the City could utilize some of the civic groups in the area to do some of the labor on these projects to help save money to use towards developing parking. Larry Caldwell suggested the City find a pilot project that has been successful with a similar project to see how

they completed their projects, and do the research to find what worked and what didn't. Erin Miner commented the City where she grew up utilized the kids in the town involved in the projects and paid them minimum wage to help complete their projects. Architect Pitcher addressed the comment regarding the

pilot project pointing out Provo City for their project to see how things had positively or negatively affected them.

8:27 p.m. Redge Jensen left

Elise Bown had spoken with some of the businesses that were further south than the projected block to be developed. They expressed their concern to her their businesses were not involved in the development, and wished the project would go further down the Main Street. She also expressed her concern of being proud of where you are from and is proud to be from Gunnison. It is deserving of the good people that live in Gunnison.

Mayor Nay thanked everyone for attending and for their comments. Emery Polelonema suggested the City get the video called "Ugly" that was developed by Six County. This would be a good video to show in regards to being proud of where you are from.

8:37 p.m. Council Member Buchanan made the motion to close the Public Hearing. Council Member B. Jensen seconded the motion. The motion passes with a 3-0 vote. Those voting aye were Council Members Buchanan, B. Jensen, and Pickett.

Discussion ensued between the Council Members regarding funding, snow removal, maintenance issues, intersections, bulb outs, parking, additional parking lots, curb and gutter, etc. Each Council Member stated they would like to review the funding with the City Financial Advisor Gary Keddington at the February 16, 2011 meeting. Council Member Pickett stated he thought everyone agreed something needed to be done with Main Street.

Council Member Buchanan made the motion to move forward with submission of the application to CIB for Main Street Revitalization. The total amount for the project would be \$950,000 which includes \$200,000 cash, \$50,000 in kind property, \$350,000 grant and \$350,000 loan at a rate of 1% for 30 years. This request is contingent upon adequately finding financing without increasing the tax burden to the people. Council Member Pickett seconded the motion. The motion passes with a 3-0 vote. Those voting aye being Council Members Buchanan, B. Jensen and Pickett. The proposal will be made and reviewed at the February 16, 2011 City Council meeting.

Council Member B. Jensen wanted the input of the Council regarding the new Swim Team. He informed the Council each swim team member would be paying \$50.00 with the whole amount going to the Gunnison Pool for swimming time. The question had been brought up with the swimmers having lifetime passes if they would be required to pay the \$50.00. Each Council Member agreed the swimmers with lifetime passes had already paid for their time to swim regardless of whether it is personal time to swim or on the swim team so they would not be required to pay the \$50.00.

Mayor Nay also stated the artist who painted the mural at the pool would be here sometime next month to get it finished. Council Member Jensen noted he had another name to be approved for the Swimming Pool Committee, and he will get it approved at the next City Council meeting.

Council Member Pickett commented he had told Supervisor Reber to go ahead with the sign for the Main Street CPR project.

Council Member B. Jensen noted he is working on getting the Pool Committee together for their first meeting to help organize efforts for the Gunnison Swimming Pool.

Adjourn 9:47 p.m.

Janell Braithwaite, City Recorder

Lori Nay, Mayor

Approval Date