



City Council Meeting

February 5th, 2025

The Building 178 South Main Street
Gunnison, UT

1 P.M. Mayor Nay opened the meeting.

Roll Call:

Donald Childs, Mike Wanner, Shawn Crane, Stella Hill, Robert Andersen, Lori Nay

Minutes

January 8th, 2025, Regular Council Meeting:

Councilor Andersen made the motion to approve the minutes for the January 8th, 2025, regular council meeting, Councilor Wanner seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Shawn: Yes, Hill: Yes, Andersen: Yes

January 22nd, 2025, Regular Council Meeting:

Councilor Andersen made the motion to approve the minutes for the January 22nd, 2025, regular council meeting, Councilor Wanner seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Shawn: Yes, Hill: Yes, Andersen: Yes

Bills for the period ending February 3rd, 2025, totaling \$142,034.56:

Councilor Wanner made the motion to approve the bills for the period ending, totaling \$142,034.56, Councilor Andersen seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Crane: Yes, Hill: Yes, Andersen: Yes

Awards, Recognitions, and Bids

Planning Commissioner Janelle Overly recognition:

The city wanted to recognize Planning Commission Janelle Overly for her dedicated service. Janelle Overly served on the Commission since 2016. She was the Commission Chair for the past 3 years. Mayor Nay went over the projects that Janelle was involved in throughout the years.

Ordinances and Resolutions

Resolution 2025-03 Fee Schedule Change for Agriculture Use Sewer Rates:

Dennis Marker addressed the council. During the previous City Council meeting, the Council adopted a uniform rate structure for all sewer users. The rate structure is based on the metered culinary use of each customer. There are a small number of agriculture operations that are connected to the city sewer system, but most of the water is used for watering livestock and does not return to the sewer system. Because of this, Dennis proposed that the sewer rate structure included an allowance for the reduction of fees charged to agriculture operations based on a lower demonstrated sewer impact relative to culinary use.

Councilor Wanner made the motion to approve Resolution 2025-03 Fee Schedule Change for Agriculture Use Sewer Rates, Councilor Andersen seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Shawn: Yes, Hill: Yes, Andersen: Yes

Ordinance 2025-01 Rezoning Approximately 6 acres from Commercial (RC and CC) to Industrial at 320 South Main Street:

Dennis Marker addressed the council. He stated that John Mogle, the owner of Fierce Firearms, requested that Gunnison modify its land use regulations so he can bring a portion of his manufacturing business back to Gunnison. His property at 321 South Main Street is where he would like this change to take place. The property is currently zoned R&C. The current use of the property is storage for Fierce Firearms. The proposed use falls under the definition of Minor Manufacturing, which is not permitted in the R&C Zone. To accommodate the use, the city could either amend the R&C zone to allow the use of or rezone the property to industrial which would permit the minor manufacturing.

Councilor Crane made the motion to approve Ordinance 2025-01 Rezoning Approximately 6 acres from Commercial (RC and CC) to Industrial at 320 South Main Street, Councilor Childs seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Shawn: Yes, Hill: Yes, Andersen: Yes

Reports of Officers, Staff, Boards and Committees

Kelly Chappell:

Went over potential water rights purchasing and leasing for the City.

Valerie Andersen:

W2's went out in the mail and all the quarterly and monthly reports were finished on time.

Reports by Mayor and Council Members

Shawn Crane:

Proteor had an open house. They are very interested in this community and are very interested in growing and bringing more of the manufacturing side to Gunnison. This will create a demand for housing.

Stella Hill:

Wants to start getting new Christmas lights for main street. She would also like to figure out where the water leak is on main street that goes to the planters.

Mayor Nay:

Would like to key in on housing this year.

Adjournment:

Councilor Andersen made the motion to adjourn, Councilor Wanner seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Crane: Yes, Hill: Yes, Andersen: Yes



Lori Nay, Mayor

Approval Date: February 19th, 2025

Attest:



Valerie Andersen, City Recorder