



City Council Meeting

March 5th, 2025

City Council Chambers, 38 West Center

7 P.M. Mayor Nay opened the meeting.

Roll Call:

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

Invocation/Inspirational Thought:

Given by Dennis Marker

Pledge of Allegiance:

Led by Mayor Nay

Public Forum:

Claudia Sanborn addressed the council. She stated that they are trying to get money to help with the cabin at the park. She went over some grant opportunities that they are trying to get. She also went over some of the improvements they would like to make and the costs of them. Denise Frandson shared some of the relics that they had been collecting for the museum.

Minutes

February 19th, 2025, Regular Council Meeting:

Councilor Wanner made the motion to approve the minutes for the February 19th, 2025, regular council meeting, Councilor Childs seconded the motion.

Roll Call:

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

Bills for period ending February 28th, 2025, totaling \$667,768.30:

Councilor Crane made the motion to approve the bills for the period ending February 8th, 2025, totaling \$667,768.30, Councilor Andersen seconded the motion.

Roll Call:

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

GVPD Chief Jason Adamson:

Went over the statistical report for February 2025.

New Discussion and Possible Action Items

Kaylee Hill Request for Economic Assistance:

Kaylee Hill Grassi addressed the council. She runs a weeklong summer camp for kids to learn about the arts and theatre. The Summer Youth Theatre Intensive is a weeklong program for 1st-12th graders. During the week, the kids learn about many aspects of theatre, like acting, costume design, and stage management, to gain interest and promote confidence through performing arts. This year, they are doing 3 tracks: SYTI, SYTI Jr, and Backstage Basics. SYTI is for middle school and high school aged students. SYTI Jr is for elementary aged students. Both tracks focus on the performance aspect while Backstage Basics (for high school age) focuses on everything that happens behind the scenes. She stated she is asking for around \$500-\$1,000 to help with this camp. She is currently a theatre student at UVU. She went over all the details of her camp with the council. Mayor Nay said they would like to donate \$600.

Sale of Public Right-of-Way at 300 East 200 South:

Ms. Sara Bouley contacted Dennis Marker. She represents Mr. Herman Hogue who lives on the southwest corner of 300 East 200 South. She is requesting the City consider selling additional streets right-of-way to Mr. Hogue. Dennis displayed a map showing Mr. Hogue's property. The acreage requested is 0.007 acres or approximately 305 square feet. The subject property is within the current fence line of the Hogue property improvements.

Councilor Hill made the motion to make the sale of the public right-of-way at 300 East 200 South for fair market value, Councilor Crane seconded the motion.

Roll Call:

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

Previous Business

300 South Right-of-Way Survey:

Mr. Marker facilitated a discussion about property boundaries along 300 South between Main Street and 200 East. Development pressure in the area necessitates the corridor right-of-way to be redesigned. Private improvements along the road have encroached into the city's original 99' wide ROW. The Council discussed options and procedures to redesign the road as a 50' or 60' ROW. The Council directed staff to seek bids for the survey work.

Upcoming Grant Applications and Match Requirements:

Mr. Marker reviewed four upcoming grant opportunities with the City Council. Each grant will require the city to match the funds. He is preparing applications to seek funding for reconstruction of the old skate park for pickleball and basketball courts, design funding to connect the asphalt trail from 300 North to the G Hill trailhead, and additional funding for improvements to the NICA racecourse parking and access. The city's match for the grants would be nearly \$130,000 cash, plus in-kind labor. The city could solicit private donations to help defray the cash match.

Councilor Crane made the motion to move forward with the grant applications, Councilor Andersen seconded the motion.

Roll Call:

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

Ordinances and Resolutions

Ordinance 2025-02 Rezoning 0.6 acres at 115 West 500 South from Residential to Industrial:

Justin Pickett requested that Gunnison modify its zoning map so he can construct an RV/Boat Storage facility on a portion of his farm located at 115 West 500 South. The property is currently zoned Rural Residential (RR) where self-storage facilities are not permitted. The zoning needed for the proposed use is Industrial (I-1). The current use of property is agriculture. The proposed storage facility would be located on the northeast corner of the field where no growing activities occur due to irrigation limitations. The Planning Commission reviewed this proposal during their February 25, 2025, meeting where they conducted a public hearing. They forwarded a positive recommendation to the council.

Councilor Hill made the motion to approve Ordinance 2025-02 Rezoning 0.6 acres at 115 West 500 South from residential to industrial, Councilor Wanner seconded the motion.

Roll Call:

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

Resolution 2025-05 Requesting Amendments to Utah Inland Port Authority Project Area:

The Gunnison Innovation Park is part of the Utah Inland Port Authority (UIPA) Skyline Corridor area. The intent of being part of the UIPA area is to begin capturing Tax Increment or "Tax Differential" to help build more infrastructure. When Proteor moved its operations into the

Future Comp building, it made significant improvements to the building, and they brought additional machinery into the County. All these changes will increase the taxable value of the property, and with it the ability for UIPA to capture the difference in taxes so that other improvements can be made in the park. Resolution 2025-05 authorizes UIPA to begin capturing the tax differential from the future comp property that will be reflected in the 2025 tax year. Jenna Draper addressed the council. She stated that Gunnison needs to trigger the parcels that are included in the project area.

Councilor Wanner made the motion to approve Resolution 2025-05 Requesting Amendments to Utah Inland Port Authority Project Area, Councilor Andersen seconded the motion.

Reports of Officers, Staff, Boards and Committees

Dennis Marker:

Central Utah Counseling center submitted their building plans. He is working on getting a review committee together.

Heating system for the pool back in working order.

They had a meeting with SITLA and went over the property trade that they made and would like access through City property into their land.

The CIB is asking for three possible projects that they will want to do over the next few years.

Reports by Mayor and Council Members

Donald Childs:

Tim Christensen asked why he had to have a meter. He is not on Gunnison water and is on the farm system.

Shawn Crane:

He would like the stop and yield signs to be more consistent throughout town.

Stella Hill:

The library is getting ready for summer reading.

Mayor Nay:

Will have motocross riders again for the Independence Day Celebration for \$4500

Councilor Crane made the motion to go into executive session to discuss the character, professional competence, or physical or mental health of an individual, Councilor Childs seconded the motion.

Roll Call:

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

10:18 P.M. out of executive session

Councilor Carne made the motion to authorize the Mayor to move in the direction discussed in executive session, Councilor Wanner seconded the motion.

Roll Call:

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

Adjournment:

Councilor Andersen made the motion to adjourn

Roll Call:

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

A handwritten signature in blue ink, reading "Lori Nay", is written over a horizontal line.

Lori Nay, Mayor

Approval Date: April 9th, 2025

Attest:

A handwritten signature in blue ink, reading "Valerie Andersen", is written over a horizontal line.

Valerie Andersen, City Recorder