



City Council Meeting

April 9th, 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 Shawn Crane

Pledge of Allegiance:

Led by Mayor Nay

Public Forum: No comments were received.

DUP Cabin:

Karen Donaldson, Denise Frandsen, and Leann Cluff addressed the council regarding the maintenance of the DUP cabin and asked about a donation from Gunnison City. They agreed that the DUP will maintain the fence and everything inside it and Gunnison City will be responsible for everything outside the fence. The Council decided they would donate \$800.

Council Crane made the motion to donate \$800 and to update the contract to the maintenance terms discussed, Councilor Andersen seconded the motion.

Roll Call:

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

New Discussion and Possible Action Items

Agricultural Business License Exemption- Ashley's Flower Farm:

Ashley Sanderson, who lives at 150 East 200 South, recently was denied receiving a business license from the Planning Commission. The business does not meet the Gunnison Lands Use Code standards for a home occupation because she uses outdoor areas of her property for the business. Ashley is requesting the City Council exempt her business from the business license requirements as an agriculture business that makes products for sale on the property.

Councilor Andersen made the motion to Exempt Ashley's Flower Farm business license requirements, Councilor Hill seconded the motion.

Roll Call:

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

Fence Encroachment at 250 N. 420 W.:

Dennis Marker addressed the Council. He stated that Andy Hill had a boundary survey done by Ensign Engineering, and it was found that a fence encroaches on the City right of way. The Council stated that a letter needed to be sent to the property owner, and that it would need to be taken down at their expense.

600 North Road Dedication Plat for Industrial Park:

Dennis Marker addressed the Council and went over the plat road dedication map for the Industrial Park with the Council.

Councilor Wanner made the motion to approve the 600 North Road dedication plat for the industrial park, Councilor Crane seconded the motion.

Roll Call:

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

Previous Business

Concept Development at 200 E. Hwy 89:

Dennis Marker and John Mogle addressed the Council. John recently submitted the concept plan for his property. The concept needed to be reviewed and accepted by the City Council as a condition of the City Council adopted Ordinance 2024-05 on April 10, 2024. This ordinance approved rezoning the property at 200 East Hwy 89 from R-2 to RC to facilitate multi-family development. The latest concept plan includes industrial buildings along highway 89. They discussed the options to either amend the requirements for the RC zone or rezone this section to light industrial. The Council directed that the item be reconsidered by the Planning Commission.

Councilor Wanner moved that the Planning Commission consider amending the RC zone to permit Light Manufacturing uses. Seconded by Councilor Crane.

Roll Call:

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

Minutes

March 5th, 2025, Regular Council Meeting:

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

Roll Call:

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

March 19th, 2025, Regular Council Meeting:

Councilor Crane made the motion to approve the minutes for the 2025, regular council meeting, Councilor Childs seconded the motion.

Roll Call:

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

March 26th, 2025, Special Council Meeting:

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

Roll Call:

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

Bills for period ending April 9th, 2025, totaling \$285,351.66:

Councilor Crane made the motion to approve the bills for the period ending, totaling \$285,351.66. Councilor Wanner seconded the motion.

Roll Call:

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

Reports of Officers, Staff, Boards and Committees

Tentative 2025-2026 Budget Preparations:

Dennis Marker addressed the Council. They went over a summary of the current tentative budget and discussed the possibility of needing truth in taxation. The Council asked that a work session be held before the next meeting to review the tentative budget in more detail.

Dennis Marker:

Spoke with Erin Buchanan with State Bank of Southern Utah, they will be donating \$12,500 to the sport court, and \$12,500 to the ballpark project for scoreboards.

Had a meeting with SITLA. They are hesitant to fund any site improvements at this time but are willing to help with the cost of marketing materials for the project.

The Utah Inland Port Authority is working with Salina to create a Public Improvement District (PID) to support their 200+ unit residential development. UIPA is interested in adding the Fierce Firearms property to the PID to have a more enticing bond.

JD Bunnell:

The planter irrigation system leak was found on Main Street near the southeast corner of 100 South.

Cell #1 at the Sewer ponds-primary full of sludge. This pond will need to be drained, dried, and excavated of the sludge to prolong the life of the lagoon treatment system.

The irrigation system will begin charging on April 15 and should be available for general use by the 18th. Additional meters are yet to be installed, but on schedule.

Reports by Mayor and Council Members

Shawn Crane:

100 N center weeds
Pickett's spraying now

Stella Hill:

Riverwalk trees look great
Spring cleanup April 28th

Mayor Nay:

ULCT

Executive Session:

9:05 P.M. Councilor Wanner made the motion to go into an executive session to discuss the character, professional competence, or physical or mental health of an individual. Councilor Crane seconded the motion.

Roll Call:

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

The Council exited the executive session at 9:15 p.m. No action was taken.

Adjournment:

Councilor Crane motioned to adjourn. Councilor Andersen seconded the motion.

Roll Call:

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

The meeting adjourned at 9:15 p.m.

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

Lori Nay, Mayor

Approval Date: May 7th, 2025

Attest:

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

Valerie Andersen, City Recorder