



City Council Meeting

July 16th, 2025

City Council Chambers, 38 West Center

7 P.M. Mayor Nay opened the meeting.

Roll Call:

Donald Childs, Mike Wanner, Shawn Crane, Stella Hil, Lori Nay

Invocation/Inspirational Thought:

Given by Councilor Stella Hill

Pledge of Allegiance:

Led by Mayor Nay

Discussion and Possible Action Items:

Gunnison Business Block Party Donation:

Darin Roberts with Chill Zone addressed the council regarding a business block party, Saturday August 9th starting 9 A.M. They will have bike and scooter training with the Gunnison Police Department, followed by a bike poker run. They will have a dance, vendors, bingo, free movie, swing and line dancing, corn hole tournament, watermelon eating contest, prizes. They would like to make it an annual event. Any businesses that are wanting to be involved can speak with Lori Nay, Jolyn Chappell, or Darin Roberts. Mayor Nay asked for a \$500 donation for promotion and after that they will start having their own funding. The council agreed with the donation.

Public Forum:

Coleen Ogden Gunnison Valley Coalition went over the community night out at the park. She asked if the council would waive the rental fee for the pavilion and make sure that they will have enough garbage cans.

FY 2025-2026 Tentative Budget:

The council discussed the tentative budget with City Administrator Dennis Marker, and City accountant Gary Keddington. They went over truth in taxation. They decided that they want to hold on doing the sport court and put money away to get it done in the next budget year. This would bring the tax increase for the citizens.

Bids, Awards, Recognitions, and Appointments:

Access Road and Parking Area Construction for G Hill Trails:

The city sought bids from three local contractors to improve the access route and parking area for the G Hill trailhead on the west side of the hill. The anticipated work would include re-grading and placing of structural material to make access to the area mountain bike and motorcycle/ATV trails easier. Three bids were received: Rasmussen Excavation \$ 63,000.00, Madsen Excavation \$ 74,650.00, and Outback Contractors \$159,359.20. The bids do not include the price of material, which is estimated to be \$13,300. With the Rasmussen bid, the total project expense would be around \$76,300. Funding for the project currently includes the following sources: \$7,500 from Sanpete County Tourism Grant, \$14,255 from Sanpete County Economic Grant and \$54,545 from Local Funds. \$76,300 would be the total Funding. A \$30,000 grant application will be submitted to the Utah Outdoor ATV program to hopefully recoup some of the local funding. Bike trail parking lot must be done by September 1, they will know if they will get the grant the middle of August. Dennis Marker recommended that the City Council award construction of the G-Hill access road and parking area to Rasmussen Excavation for \$63,000. John Mogle asked where it was. Dennis let him know it is on the west side of G-Hill by the race starting point.

Councilor Wanner made the motion to award construction of the G-Hill access road to Rasmussen Excavation for \$63,000, Councilor Childs seconded the motion.

Roll Call:

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

Consultant Services for Sewer Master Plan Update:

Dennis Marker addressed the council. He let them know that the Sewer Board, made up of representatives from Gunnison and Centerfield, was seeking to update the sewer master plans for wastewater treatment and collection in the two communities. A search for consultant services to update the master plan was noticed through the state procurement portal, and a special invitation was sent to engineering firms that have worked on the wastewater systems in the past. After an extensive review of submitted information and materials, the board interviewed three of the five interested firms. Ultimately, the sewer board selected Jones & DeMille Engineering to conduct the plan update. The estimated cost for the work is \$140,100 with Gunnison's portion being \$90,065. Funding for the project currently includes the following sources: \$40,000 from Gunnison Sewer Reserves/Impact Fees, \$30,000 from Centerfield Sewer Reserves/Impact Fees. Which brings the total funding to \$70,000 and would leave a shortfall of \$70,000. One of the project components includes the consultant helping to seek planning grants from CIB or other sources to make up the \$70,000 shortfall. He recommended that the Council authorize the Mayor to pursue grant funding for the sewer master plan update and

approve Jones & DeMille Engineering moving forward with the sewer master plan update contingent upon funding for the project being awarded.

Councilor Crane made the motion to authorize the Mayor to pursue grant funding for the sewer master plan update and approve Jones & DeMille Engineering moving forward with the sewer master plan update contingent upon funding for the project being awarded, Councilor Wanner seconded the motion.

Roll Call:

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

Ordinances and Resolutions

Resolution 2025-10 Amended the Utah Inland Port Project Area in Gunnison City:

Dennis Marker addressed the council. He told them that the resolution would increase the number of properties included in the Utah Inland Port Authority (UIPA) project area in Gunnison. The properties to be included are those associated with the Mogle-Peterson development, all city owned land in the industrial park, and SITLA property in the industrial park and northeast of the park. SITLA is requesting that lands north of the city boundaries also be included in the project area, but they will need to coordinate that with Sanpete County unless they annex the ground to Gunnison.

Councilor Crane made the motion to approve Resolution 2025-10 Amended the Utah Inland Port Project Area in Gunnison City; Councilor Childs seconded the motion.

Roll Call:

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

Resolution 2025-11 Amending the City Fee Schedule:

Dennis Marker let the council know that the changes to the fee schedule included: clarification of animal reclamation fees, adding cleaning deposit requirements for large groups reserving the park facilities, adding a Rezoning Request fee of \$500 rather than charging the \$800 for code amendments for the same request, changing the \$3 per month fee for metered irrigation customers to \$12 per month to cover the anticipated costs of expanding the irrigation pond and setting aside funds for meter replacement in the future. The council had some discussion and decided that City Staff will not be available to set up chair rentals on the weekend, and that if the volleyball net or cornhole is needed on the weekend there will be an additional \$50 fee.

Councilor Wanner made the motion to approve Resolution 2025-11 Amending the City Fee schedule including changes discussed, Councilor Childs seconded the motion.

Roll Call:

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

Reports of Officers, Staff, Boards and Committees

Fire Chief Jed Hansen:

wanted to say thank you for the dinner. He said it went a big way, and they were very grateful. He went up on the Monroe fire, they are working hard to protect buildings.

Ordinance 2025- 07 Rezoning 79 Acres from Agriculture (A-1) to Commercial (CC) and Residential (R-2):

Jim Sanders has filed a rezoning request on behalf of Kirsten Sanders Candland, which acts as Trustee for the subject property. The property is currently zoned A-1, which is primarily a single-family residential zone requiring 40-acres per lot. The request is to rezone the southeasternmost 10 acres along Highway 28 to accommodate a professional medical clinic coming to Gunnison, and the remainder of the property would be zoned R-2 for some residential development by a future buyer of the land. The Sanders family has been working to sell their property for many years now. The property has a limited access point on Highway 28 (approximately 800 feet north of 300 North) and fronts onto the old county highway connecting to 200 West at approximately 400 North. The northern portion of the property has limited development potential without a major investment in water and sewer infrastructure, and grading work through bedrock. The proposed 10-acre medical office site would also need to extend water and sewer facilities through neighboring properties before it can be developed. Other than the medical office use, the family has not provided a plan for the remainder of the property. The A-1 zone would permit only one residence on the property, while the R-2 zone may facilitate up to 200 single-family homes (3 units/acre). The Our Valley Our Vision plan envisions residential development interspersed with green spaces and densities near 4 units per acre. It must be noted that the Our Valley Our Vision Plan does not include non-residential uses for these properties but rather encourages non-residential uses to be directed toward historic downtowns or the regional commercial node of 600 South Main Street. Dennis Marker let them know that this Ordinance went to the planning commission on July 09 and they are forwarding this to the council with the recommendation to deny the rezone request for the following reasons: The Planning Commission is responsible for reviewing rezoning requests against the application standards found in Section 603 of the Land Use Ordinance, the applicant has not submitted development plans sufficient for the Planning Commission to reasonably determine if the standards of Section 603 are or can be met. More specifically; how the rezone request will affect the overall well-being of the city, the potential effects upon the public

health, welfare and safety, the potential effects on the interests of the city and its residents, the infrastructure and service demands required if development should occur under the requested zones, the compatibility of future developments with nearby and adjoining properties, and the suitability of the properties for the uses and activities proposed. The proposed medical office use on the subject property is not consistent with the preferred future land use of the property as shown in the adopted Our Valley Our Vision plan, and applying the R-2 zone to the property before a development proposal is submitted, and before the city has the regulatory framework to establish open space requirements, may limit the potential of having open space and amenities in this area of the city as contemplated by the General Plan. The council had some discussion and felt as though they needed more details from them to know what their intentions are. Dennis let them know that if they deny that the Sanders come back and appeal the discussion with the court.

John Mogle stated that he feels like the City has required more information in the past and that he feels like they need to stay consistent. He agrees that they need to deny and require more details, because that is what they did with them on their first request.

Planning Commission Chair Debbie Greener stated that during planning commission the Sanders left after they spoke, she stated that they gave them every opportunity to discuss the findings, and they didn't take that opportunity. She stated that they had a discussion for over an hour.

Councilor Hill wondered if she should have an issue with another medical clinic coming into Gunnison with Gunnison Hospital already in town servicing a lot of people. Dennis stated if it is zoned commercial then they can build it there. He stated that there was minimal discussion about it being a medical clinic but the reasoning for their decision is because enough information was not provided. Councilor Crane stated that the only power they have as a council is zoning, but once it is zoned, they are allowed to build whatever is allowed in that zone.

Councilor Hill also wondered about an access road to the property. They discussed that an entrance would have to be off the highway. Dennis Marker stated that the OVOV has a future road that will connect and be required of a developer to put in. Planning Commissioner Steven Saulter stated that about a month ago they had a roll over on that hill. He said that the fire truck was almost hit multiple times by semis and other vehicles coming down the hill too fast. He said that is dangerous and a turnoff would make it worse.

Councilor Crane made the motion to deny Ordinance 2025- 07 Rezoning 79 Acres from Agriculture (A-1) to Commercial (CC) and Residential (R-2), Councilor Hill seconded the motion.

Roll Call:

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

Resolution 2025-08 Mogle-Peterson Development Agreement:

Dennis Marker addressed the council. John Mogle and Casey Peterson were present. They want to build an industrial building with condos behind it. When the council approved the change in the zone, they made a requirement to have a contract with the City. They went over the concept building plans and the agreement wrote in the contract. Casey stated that they will be working with Sunrise Engineering. Shawn had questions on the private roads and how they will maintain. They will have an HOA and would like to have one member of the council on that board. The agreement was prepared based on the concept plan for development of the Mogle-Peterson property at 200 East Hwy 89. The City's legal counsel, Eric Johnson, reviewed the agreement and indicated that it is a broadly written document with little enforceability. It is probably sufficient for the city's needs since there is no exchange of property or major infrastructure requirements or reimbursement provisions for the developers.

Councilor Wanner made the motion to approve Resolution 2025-08 Mogle-Peterson Development Agreement, Councilor Crane seconded the motion.

Roll Call:

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

Minutes

June 18th, 2025, Regular Council Meeting:

Councilor Wanner made the motion to approve the minutes for June 18th, 2025, regular council meeting, Councilor Crane seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Shawn: Yes, Hill: Abstain

Bills for period ending July 10th, 2025, totaling \$400,218.94:

Councilor Crane made the motion to approve the bills for the period ending July 10th, 2025, totaling \$400,218.94, Councilor Wanner seconded the motion.

Roll Call:

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

Reports of Officers, Staff, Boards and Committees

Dennis Marker:

Meter project still has a few odds and ends. They still have a list that needs to be gone through to make sure that everything is taken care of.

Splash pad has been turned off; there is water sitting under the pad.

Steven Saulter:

Fireworks costs are going to be more next year, and the city will want to budget for that. He also thinks that the City needs a permanent easement for the state land that they shoot fireworks off at.

Reports by Mayor and Council Members

Donald Childs:

Has been looking into finding someone to stripe the new trails and on the intersections throughout town. The council agreed that the City needs crosswalks as well.

Mike Wanner:

Independence Day funds, he would like to reinvest some of these funds to upgrade some of the power in the park.

Shawn Crane:

Has been working on the clock tower. Wants to discuss parking issues along main street during the parade.

Stella Hill:

Kaylie workshop turned out great.

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 Hill seconded the motion.

Roll Call:

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

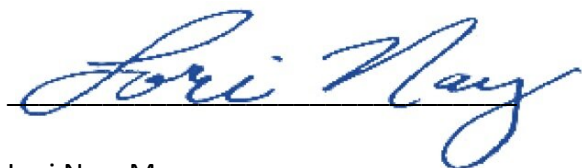
9:43 P.M. out of executive session

Adjournment:

Councilor Crane made the motion to adjourn; Councilor Wanner seconded the motion.

Roll Call:

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

A handwritten signature in blue ink that reads "Lori Nay". The signature is written in a cursive style and is positioned above a horizontal line.

Lori Nay, Mayor

Approval Date: August 6th, 2025

Attest:

A handwritten signature in blue ink that reads "Valerie Andersen". The signature is written in a cursive style and is positioned above a horizontal line.

Valerie Andersen, City Recorder