



City Council Meeting

August 6th, 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 Councilor Shawn Crane

Pledge of Allegiance:

Led by Mayor Nay

Public Forum:

Rawley and Rangley Coates addressed to council and asked for a donation for Sanpete County Fair for the livestock sale. Mayor Nay stated that they normally do \$150.00

Councilor Crane made the motion to donate \$150 for the Sanpete County Life stock Show, Councilor Andersen seconded the motion.

Roll Call:

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

Denise Croft addressed the council regarding the Independence Day celebration in Gunnison. Next year will be the 250th anniversary of the United States. She presented the council with an idea to put together a history of Gunnison Valley 4th of July's. Mayor Nay stated that she thinks the community will be very supportive and that She would love to help her investigate funding options through the Utah historical society. The council agreed that they can get her started with \$150.

Councilor Wanner made the motion to donate \$150 for the Sanpete County Life stock Show, Councilor Hill seconded the motion.

Roll Call:

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

Discussion and Possible Action Items

Creating a new Hospital District Zone:

Dennis Marker addressed the council. There have been discussions over the years of creating a new zone in the City's Land Use Code that caters to the primary and secondary uses that support Gunnison Valley Hospital and the public health benefits it provides in the region. The economic element of the Our Valley Our Vision plan highlights the area around the hospital as an anchor element to downtown. A new zone could provide more flexibility for expansion of the hospital and the surrounding medical related uses. The adopted land use administrative manual provides that the City Council, Planning Commission, Land Use Hearing Officer, Zoning Administrator, or other City Staff may initiate a land use ordinance amendment. He proposed that the Council initiate an amendment to the Land Use Code to create a Hospital Zone, and the zoning map also be considered for changes to affect the new zone. Any zone changes or code change requires Planning Commission review and recommendation before the Council can act on the matter.

Councilor Wanner made the motion to move conversation forward and to have the planning commission start working on it, Councilor Andersen seconded the motion.

Roll Call:

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

Reports of Officers, Staff, Boards and Committees

GVPD Chief Adamson:

Went over the July 2025 Statistical and Chief's Update Report with the Council.

Discussion and Possible Action Items

FY 2025-2026 Tentative Budget:

Dennis Marker addressed the council. As directed by the Council at the previous work meeting, staff has continued to alter the tentative budget ahead of the truth in taxation hearing planned for August 13 @ 6 PM. Changes that have been made since the last work meeting included the following: Revenues: The amount of property tax to be collected was reduced from \$455,270 to \$325,000. This is a 37% increase from the prior year. The library tax remains as being increased 4% from \$18,357 to \$19,000. Interest Earnings increased \$10,000 to \$94,695, which represents a 4% reduction from the previous budget. He anticipates some loss of interest earnings due to reduction of reserve funds, but the prior number may have been overly conservative. The Independence Day Auction donation to the City was increased by \$45,000 to \$50,000 as proposed by the chair of the Independence Day Committee. The amount of money transferred

into the general fund from the water fund was reduced by \$5,000 to \$245,000. The change in capital project priorities reduced the amount of money needed to be transferred. Expenses: Added \$5,000 to fireworks expenses due to anticipated escalation of costs. Increased NICA access and parking area project cost by \$41,000 to \$120,450 based on updated bid estimates. Added \$5,000 to the library fund for a potential transition period for a new librarian. Reduced reserves for the sport court project by \$171,000 to account for the tax increase reduction and other noted expense increases. The new set aside amount would be \$306,560 or 66% of the estimated \$460,000 project.

Shawn Crane wanted to make sure that people understand the reasoning behind spending so much on a dirt parking lot for one race a year. Dennis let him know that the race brings in a lot of money into the economy. Mike stressed that it would continue to grow and that they've already invested so much that they need to continue with this project.

Fee Schedule Clarification - \$9 irrigation fee increase:

Dennis Marker addressed the council. During the past Council meeting, the Council approved imposing a \$9 per month fee increase for users of the city's irrigation system. The increase was intended to build reserves toward the future replacement of irrigation meters and expansion of the irrigation pond. The fee was imposed for the August billings. Only users with irrigation meters were charged an additional rate. The rationale being that only those with meters should be charged to replace them and the city's irrigation pond only provides water to users north of the river. A concerned citizen recently asked if the fee for the irrigation pond expansion shouldn't be borne by all residents since all would benefit. Additional storage means flexibility to send more irrigation share water south of the river through the farm system. Dennis stated that the \$30,000 portion of the \$9 fee may be applied to all customers and thereby reduce the total fee applied to customers north of the river. The council wants to take some time to think about this and do more research before they decide what direction to go in this.

Ordinances and Resolutions

Resolution 2025-12 A Resolution Calling ZAP Tax Election:

Dennis Marker stated that Gunnison instituted a "ZAP" (Zoological, Arts, and Parks) tax in April 2013 as allowed by the legislature at that time. The tax imposed 1/10 of 1% (0.001) on all retail goods sold in the community and the proceeds must be applied to those uses outlined in the statute. Gunnison currently sends all ZAP tax proceeds to Centerfield which administers the recreation district. The ZAP tax generated nearly \$48,000 in the last budget. The state tax commission recently sent notice that the Gunnison ZAP tax is set to expire in September 2025. To reauthorize the tax, the city's legal counsel advised that the City follow the process outlined in state code for establishing a new recreation tax. That process includes the Council placing an "opinion question" on the next ballot. The opinion question essentially asks if the citizens are

supportive of having the tax. If a majority of the voting public are supportive of the tax, then the City Council can approve imposing the tax for another 10-year period. Resolution 2025-12 must be approved to place the opinion question on the ballot in November.

Stella Hill would like to see a percentage of this go to arts. Dennis let her know that the rec district decides where these funds go. She also asked Dennis to find out how the Rec Board is elected, because she would like to see a representative for the arts, rather than all the representatives being sports people.

Councilor Andersen made the motion to approve Resolution 2025-12A Resolution Calling ZAP Tax Election, Councilor Childs seconded the motion.

Roll Call:

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

Minutes

July 16th, 2025, Work Meeting:

Councilor Wanner made the motion to approve the minutes for the July 16th, 2025, work meeting, Councilor Crane seconded the motion.

Roll Call:

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

July 16th, 2025, Regular Council Meeting:

Councilor Crane made the motion to approve the minutes for the July 16th, 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 August 1st, 2025, totaling \$320,850.88:

Councilor Wanner made the motion to approve the bills for the period ending, totaling \$320,850.88, Councilor Crane seconded the motion.

Roll Call:

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

Reports of Officers, Staff, Boards and Committees

55 North 400 West water and ditch going through driveway:

Stella Hill stated that Alvin Cowles has talked to Her about a ditch in front of his driveway. JD let her know that he went and talked to him and he would add more gravel.

Dennis Marker:

Someone in the County would like to subdivide property. They currently have water from the City. JD does not think that they want to do another service outside of the City limits. The council discussed the options for an annexation.

JD Bunnell:

Trying to keep up with blue staking for the crew that is bringing fiber through town. They had a main waterline that was hit last week that they had to fix.

He wanted to know what they needed help with for the business block party. Mayor let him know that all they need is to be put into the storage container to use chairs. All the businesses will be helping.

Weeds have been sprayed

Valerie Andersen:

Was asked to help organize a memorial in honor of Xander Vincent. The class of 2033 requested to plant a tree at the park and place a bench by it. The council all thought this was a great idea and had no concerns with planting the tree. JD Bunnell said that he would be ok with it as well. The primary election will be held next week. She will be at the County helping with ballot processing.

Reports by Mayor and Council Members

Donald Childs:

Still waiting on an estimate on the striping for the riverwalk.

Contacted the state roads on crosswalks. Mike stated that they had a meeting with UDOT and that they will be doing a traffic study. Dennis stated that they will be looking at multiple places throughout main street.

Shawn Crane:

RC air show is coming up on the 22 and 23 of August; he would like it cleaned up for this. He would like to see road improvements.

Mayor Nay:

Business block party on Saturday.

Coalition event on Monday.
Conferences are coming up.

Potential Lease of City Hall Office Space:

The city was approached by a company seeking a full-service lease that would begin in January 2026. The amount of space would be approximately 600 square feet.

Councilor Wanner made the motion to go into executive session to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property, Councilor Childs seconded the motion.

Roll Call:

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

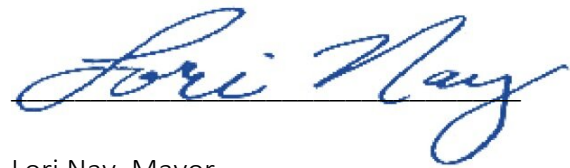
10:00 P.M. Out of Executive Session

Adjournment:

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

Roll Call:

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

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

Lori Nay, Mayor

Approval Date: August 20th, 2025

Attest:

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

Valerie Andersen, City Recorder