



SPECIAL CITY COUNCIL MEETING

Notice is hereby given that the City Council will hold a City Council meeting at **12:00 pm, on Monday, August 25, 2025**, in the City Council Chambers at **38 West Center Street**.

AGENDA

1. Roll Call
2. Discussion and Possible Action Items
 - a. Capital Vehicle Request
3. Ordinances and Resolutions
 - a. Resolution 2025-14 Fee Schedule Amendments
4. Minutes
 - a. August 20th, 2025, Regular Council Meeting
 - b. August 20th, 2025, Special Council Meeting
5. Adjournment

ADA NOTICE

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Gunnison City hereby certifies that a copy of the foregoing Notice and Agenda was posted on www.gunnisoncity.org, as well as posted on the State of Utah's Public Notice Website.

BY: /S/ Valerie Andersen, City Recorder



Memorandum

To: Mayor Nay and City Council
From: Dennis L. Marker, City Administrator
Date: August 22, 2025
Re: Capital Vehicle Request

Public Works would like to acquire an additional TORO work machine for \$7,000.

The current machine would be stored and used at the cemetery, while the new machine will be used around town and the park for maintenance needs.



Budget Source:

It is proposed that funds be used from the equipment lines in the parks and water budgets. The parks equipment line has a budget of \$13,000. The water fund budget anticipated any net positive water funds to be reserved for water purchases. That line (51-81-89) is estimated to be \$83,382 this year.



Memorandum

To: Mayor Nay and City Council
From: Dennis L. Marker, City Administrator
Date: August 22, 2025
Re: Fee Schedule Clarification

The Council directed that the new \$9 irrigation fee that was adopted for the August bill, be changed to \$7 and an accounting of the new revenue be made for the future meter replacement fund and PI pond expansion. The city fee schedule in Resolution 2025-14 reflects the Council's desired changes.

RESOLUTION 2025-14

A RESOLUTION ESTABLISHING THE FEE SCHEDULE FOR GUNNISON CITY

WHEREAS, The Gunnison City Council desires to provide citizens, business owners, and others who may utilize city services, with a schedule of fees for services and permits provided by the city; and

WHEREAS, The Gunnison City Council acknowledges that the fees required of various developers, subdividers, property owners, and citizenry of the city necessitate periodic review; and

WHEREAS, the Gunnison City Council desires to make adjustments where necessary to the Fee Schedule in order to ensure proper and adequate service to the citizens of Gunnison;

NOW THEREFORE, BE IT RESOLVED by the Gunnison City Council that the following fees shall be established for various development projects and services rendered by employees and volunteers of the City, and shall be collected by the City Recorder at the submittal of an application or request for action for which the fee has been designated herein:

PASSED by the City Council of the City of Gunnison, Utah this ____ day of _____ 2025.

Lori Nay, Mayor

ATTEST

Valerie Andersen, City Recorder

Councilmember Robert Andersen ____
Councilmember Donald Childs ____
Councilmember Shawn Crane ____
Councilmember Stella Hill ____
Councilmember Michael Wanner ____



Consolidated Fee Schedule

Administration

Notary Services -	\$10.00
Returned Checks-	\$25.00
Utility Account Set Up Fee-	\$25.00

Copies

8.5 x 11 B&W / Color -	\$0.10 per page / \$0.40 per page
11 x 17 B&W / Color -	\$0.20 per page / \$0.50 per page

GRAMA Requests

First 15 min is free per state GRAMA law 536-2-203(5). Additional research may be billed according to staff hourly rates.

Animal Control

Dog License

Non-Spayed/Neutered-	\$25.00
Spayed/Neutered-	\$10.00

Animal Reclamation Fees In addition to the fees below, owners shall pay any boarding fees incurred by the city to hold an animal until it is reclaimed. Additionally, any unlicensed animal must be licensed and have the appropriate fees paid before the animal will be released to the owner.

Licensed Dogs

1 st Offense-	\$25.00
2 nd Offense-	\$50.00
3 rd Offense-	\$75.00
4 th Offense-	Dog is taken from owner permanently.

Business Licenses

Alcohol License (new & renewal)

Class A-	\$100.00
Class B-	\$150.00
Class C-	\$200.00
Class D-	\$200.00

Commercial - Initial License -

Annual Renewal -	\$50.00
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Home Occupation Initial -

Annual Renewal -	\$25.00
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Renewal Delinquency-

	\$25.00
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Temporary Business Licenses

Single Day	\$30/day
Holiday/Seasonal Vendor	\$50
Solicitor	\$100
Event Vendor	\$TBD/event

¹ Fees for licenses issued during the first six (6) months of the year shall be for the full amount of the annual license. Fees for licenses issued during the last six (6) months of the year shall be one-half (1/2) the annual fee (GCMC 4.10.050.3)

Cemetery

Purchase of Burial Right

Resident-	\$300.00
Non-Resident-	\$750.00

Transfer of Burial Rights

To Resident -	\$50.00
To Non-Resident -	\$350.00

Grave Opening and Closing

Resident-	\$250.00
Weekend or Holiday-	\$300.00
Non-Resident-	\$400.00
Weekend or Holiday-	\$500.00

Facilities and Equipment²

Heritage Hall Rental

Cleaning Deposit-	\$200.00 ³
Heritage Hall-	\$150.00
Kitchen-	\$50.00
Table clothes -	\$2 per cloth.

Park Rentals

Cleaning Deposit ³	
Small Group	\$50.00
Large Group	\$100.00
Non-Residents	Full / Half Day \$100.00 / \$50.00
Resident	Full / Half Day \$80.00 / \$40.00

Equipment

Corn Hole-	\$10.00/Set
Volleyball-	\$40.00

Folding Chairs (fee is charged per 30 chairs used)

Renter loads and unloads - \$40 deposit with ½ returned upon returning of chairs

City staff assist with loading and unloading - \$20

Impact and Connection fees

The following connection and impact fees, where applicable, shall be paid prior to any metered services being turned on at a property and before the city will grant final approvals for any certificate of occupancy.

Culinary System

Meter Fee –	City cost at time of new meter installation.
Meter Installation Fee -	\$500.00

² Facility and equipment fees are not charged for non-profit, philanthropic organizations or when requested for government/quasi government purposes. Cleaning deposits must still be paid for any rental.

³ Cleaning deposits may be returned in whole or in part based on completion of cleanup list items after facility use and deduction of any city costs related to additional clean up labor and materials necessary. Small groups are less than 25 people.

Connection Fee⁴ - \$1,200.00 minimum. Additional costs may be applied based on city and consultant time and materials to provide a new connection point.

Water Impact Fee - \$3,000

Water Re-Connection - \$100

Pressurized Irrigation System

Size	1-inch	Greater than 1-inch
Connection Fee ⁴	\$2,000	TBD on material prices, staff time, and availability of services at the time of meter installation.
Meter Fee		

P.I. Meter Installation- \$500.00

Roads - Road Frontage Assessment Fee⁵ - TBD by City Engineer at the time of permit application based on adjacent infrastructure, city construction standards and road plans.

Sewer

Sewer Impact Fee- \$1984.88

Sewer Inspection Fee- \$200.00

Library

Copies

Black and White- \$0.10/page

Color- \$0.40/page

Faxes- \$0.25/page

Patron Fees- \$20.00/year (All Cities excluding Gunnison, Centerfield and Fayette)

Permit Fees

Accessory Building

200+ Sq Ft.- \$100.00 Less than 200 Sq Ft.- \$25.00

Animal Management Permit- \$50.00

Appeals Requests \$1000.00

Code Amendment \$800.00

Rezoning Request \$500.00

Code Interpretation- \$400.00

Conditional Use

Residential- \$800.00 + Associated Engineering Review Costs

Non- Residential- \$800.00 + Associated Engineering Review Costs

Determination of Non-Conforming/Non-Complying Structures- \$600.00

Fence Permit- \$25.00

General Plan Amendment \$800.00

P-1 Use or Site Plan Review

SF Residential- \$100.00 + Associated Engineering Review Costs

MF/Non-Residential- \$200.00 + Associated Engineering Review Costs

P-2 Use or Site Plan Review

MF Residential- \$500.00 + Associated Engineering Review Costs

⁴ Connection Fees are charged to cover costs of the city adding onto or extending its system for a new user. New users located within a subdivision or development where the connections are installed by a developer are not charged this connection fee.

⁵ Fee is to be calculated based on half of the required full street improvements along the frontage.

Non-Residential-Sign Permit- (P1/P2/CU) Subdivision	\$800.00+ Associated Engineering Review Costs \$25.00 /
Concept Review Preliminary	\$500 + Engineering Review Costs
Minor	\$350 + \$50/Lot
Major	\$500 + \$50/Lot
Master Planned	\$750 + \$50/lot + Engineering Review Costs
Final (fees per phase being platted)	
Minor	\$200 + Engineering Fees
Major	\$350 + \$50/Lot + Engineering Review Costs
Master Planned	\$500 + \$50/Lot + Engineering Review Costs
Temporary Use Permit-	\$150.00
Variance Application-	\$800.00
Zone Change Request -	\$800.00
Zoning Application Fee-	\$100.00

Pool

Admission		Resident ⁶		Non-Resident	
		Individual	Family ⁷	Individual	Family ⁷
	Single Day Pass	\$4.00	\$12.00	\$5.00	\$16.00
	Monthly Pass	\$40	\$100	\$50	\$150
	Annual Pass	\$200	\$300	\$350	\$500
	Seniors Discount ⁸	25%		20%	
	Summer (3 month)		\$100		\$150
	10 Punch Pass	\$25			
	20 Punch Pass	\$50		\$40	
				\$80	
Rentals					
	Party Room	\$25 / Hr.		\$30 / Hr.	
	Pool (<25 people)	\$50 / Hr.		\$60 / Hr.	
	Pool (>25 people)	\$75 / Hr.		\$100 / Hr.	
	Pool Business Rental	\$200 / 2 Hr block (Includes Wibit)		\$250 / 2 Hr block (Includes Wibit)	
	Wibit	\$100		\$100	

Special Service Monthly Fees

Local Fire Services - \$2.00

Garbage- \$17.75

Additional Cart- \$2.50

Beautification- \$3.00

⁶ Resident includes citizens of Gunnison and Centerfield

⁷ For purposes of applying this fee schedule, a Family shall be 4 or more persons of the same household or who are related by blood, marriage, or adoption.

⁸ Individuals who are 60+ years of age ("Seniors") may receive a discount on all pass rates as indicated for residents and non-residents. The discount only applies to individuals and may not be utilized to discount the admission of other family members who do not qualify as Seniors.

Storm Drainage- \$\$6.00

Street Lights - \$1.00

Utilities

Culinary Water - Monthly

CUCF Water Rate⁸ – \$35.00 for 0-6,000 Gallons

Overage Rates

\$1.50 per 1000 Gallons for 6,001-50,000 Gallons

\$2.00 per 1000 Gallons for 50,001-300,000 Gallons

\$2.50 per 1000 Gallons for 300,001-500,000 Gallons

\$3.50 per 1000 Gallons for 500,001-1,000,000 Gallons

\$4.50 per 1000 Gallons for 1,000,001-2,000,000 Gallons

\$6.50 per 1000 Gallons for 2,000,001 Gallons and Over

Inside City Limits Base Rate- \$35.00 for 0-6,000 Gallons per connection

Overage Rates

\$1.50 per 1000 Gallons for 6,001-50,000 Gallons

\$2.00 per 1000 Gallons for 50,001-300,000 Gallons

\$2.50 per 1000 Gallons for 300,001-500,000 Gallons

\$3.50 per 1000 Gallons for 500,001-1,000,000 Gallons

\$4.50 per 1000 Gallons for 1,000,001-2,000,000 Gallons

\$6.50 per 1000 Gallons for 2,000,001 Gallons and Over

Outside City Limits Base Rate- \$42.00 for 0-6,000 Gallons

Overage Rates

\$1.90 per 1000 Gallons for 6,001-50,000 Gallons

\$2.50 per 1000 Gallons for 50,001-300,000 Gallons

\$2.60 per 1000 Gallons for 300,001-500,000 Gallons

\$3.50 per 1000 Gallons for 500,001-1,000,000 Gallons

\$4.50 per 1000 Gallons for 1,000,001-2,000,000 Gallons

\$6.50 per 1000 Gallons for 2,000,001 Gallons and Over

Culinary/Hydrant Use for Construction Water

- Measured through City Meter - \$1,000 refundable deposit + applicable culinary monthly base and overage rates. Monthly base rate only charged once during permitted water use.
- Measured via truck load - \$20 per truck connection.
- Penalty for use of Hydrant without prior approval - \$1,000

Pressurized Irrigation Fees

1. Private customer owner water shares, being delivered through the city system shall be assessed an annual operating and maintenance fee of \$5.00 per share. The fee may be prorated and collected monthly.
2. All City system customers shall be assessed
 - a. An annual operating and maintenance fee of \$25.00/acre. This includes the Gunnison Irrigation Company assessment and the Gunnison City operating and maintenance costs. The fee may be prorated and collected monthly.

⁸ The CUCF rate is established in accordance with the Direct Award Grant Agreement between Gunnison City and DFCM. This rate may not include any charges related to financing costs associated with the Tarr Canyon Well project. Operational increases are allowed in as much as the increase is uniformly applied to other system users.

- b. \$6.50 per month per household with one or more connections to cover the city's obligations associated with the 2022 Irrigation Meter Revenue Bond.
- 3. City System customers who are served from the city-owned pond will be charged
 - a. \$1.00 per month per connection to pay for the construction and inclusion of Peacock Spring water in the system.
 - b. \$2.00 per month per connection to pay for the annual increase in assessments from the Gunnison Irrigation Company.
 - c. ~~\$123.00~~ per month per connection to pay for operating and maintenance fees of the pressurized irrigation system.
 - e.d. \$7.00 per month per connection for capital replacement and irrigation pond expansion.
- 4. Properties approved to be included in "City SID Area" per Gunnison City land use ordinance section 1630 1-C will pay an assessment fee equal to \$1,500.00 per acre.
- 5. After July 1, 2024, due to the cost of installing irrigation meters and lifetime replacement costs, users will be charged a meter replacement fee each month based on the size of their irrigation meter as follows: 1-inch = \$3, 1.5-inch = \$8, 2-inch = \$11, 3-inch = \$15.

Sewer Fees - Monthly

\$ 15.00 Base Rate for first 6,000 gallons used

Overage Rates

\$0.20 per 1,000 gallons between 6,000 – 12,000 gallons
\$0.25 per 1,000 gallons between 12,000 – 25,000 gallons
\$0.50 per 1,000 gallons between 25,000 – 50,000 gallons
\$0.75 per 1,000 gallons between 50,000 – 100,000 gallons
\$1.00 per 1,000 gallons between 100,000 – 250,000 gallons
\$1.50 per 1,000 gallons between 250,000 – 500,000 gallons
\$3.00 per 1,000 gallons between 500,000 – 1,000,000 gallons
\$4.50 per 1,000 gallons between 1,000,000 – 2,500,000 gallons
\$5.75 per 1,000 gallons between 2,500,000 – 5,000,000 gallons
\$6.00 per 1,000 gallons over 5,000,000 gallons

Delinquency Fees- A delinquency fee shall be charged to all utility service bills not paid prior to the past due date. The amount of the fee shall be 7 percent per month for the delinquent portions of the bill.