



City Council Meeting

October 15th, 2025

City Council Chambers, 38 West Center

7 P.M. Mayor Nay opened the meeting.

Roll Call:

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

Invocation/Inspirational Thought:

Given by Mayor Lori Nay

Pledge of Allegiance:

Led by Mayor Nay

Public Forum:

Maddie Bell with Rocky Mountain Power presented the council with a \$5,000.00 check for the pickleball court improvements.

Carlton Jensen addressed the Council. He requested that the City take corrective action to address the ongoing stormwater drainage problems affecting His property at 114 West 100 South, the Historic Swalberg Home. His home is one of Gunnison's oldest historic residences and sits at the lowest point on the block. During even moderate storms, water from the surrounding streets and properties collected on his lot, causing repeated flooding. He conducted an assessment and found that; The road elevation along Farmers Freeway (100 South) is approximately two feet higher than His yard and first floor, trapping stormwater on His property. The storm drains at the northeast of 100 South, and 100 West collects runoff from roughly 14.5 acres, yet it is served only by an undersized 15-inch culvert. His corner is the only intersection on Farmers Freeway without a storm drain or sump, resulting in chronic pooling and overflow. Recent development to the north and west of His home has eliminated natural drainage outlets, increasing the amount of runoff directed toward His property. This has been brought to the Councils attention before, but no physical improvements or mitigation measures have been implemented on the ground. In the meantime, He has continued to experience frequent flooding and has personally invested significant time and resources—over 36 hours of labor and approximately \$1,000—to construct berms, ditches, and other improvements to remedy the problems caused by surface runoff from the storm drain system. He asked that the City conduct an engineered drainage evaluation of 100 South and 100 West; and install appropriate

stormwater infrastructures such as a culvert, sump, or gutter system—to ensure runoff is properly directed away from my home.

Kelly Chappell with Ensign Engineering addressed the issue and went over the options to help with the drainage issue with Carlton's property. Grates to hooded inlets. A sump would help but not be enough on its own. He wondered about the Church helping with the cost. Councilor Mike Wanner has been speaking with the Stake Presidency and he feels like they are willing to help with the project. He said that City Administrator Dennis Marker will submit a formal request. Mayor Nay stated she feels like they need to try and find money in the budget and get this done immediately. Kelly stated that the plans are good to go so they could contract it out and get it done soon. Dennis stated that they will need to pull from B&C roads and storm drain.

Discussion and Possible

Yardley Request for Gunnison City to Take Ownership of Water Service Line:

Jay Yardley addressed the council. He stated that they are asking the city to provide culinary water services to a proposed subdivision in the County. Jay recently closed his dairy operation east of town and would like to now subdivide some of the farm property into building lots. The property is not within Gunnison City limits, and the County is requiring proof of culinary water access to subdivide the property. Mayor Nay asked if he would be willing to investigate being annexed into Gunnison City. He stated that he would not be opposed to that. The council discussed what the options would be to get water to where he would like to do the subdivision. The current culinary supply to the farm is a 1.7-mile-long culinary water lateral that runs through SITLA lands and other privately held property. An easement for the water line was recorded in 1980 in favor of Clair T. and Thomas R. Yardley across the then Gene Hyatt property. The 1983 floods damaged the line, and it was necessarily rerouted along the county access road that crosses the Sanpitch River and ultimately connects to 300 South in Gunnison.

City Administrator Dennis Marker and City Engineer Kelly Chappell went over a few different points with the Council. Ability of the current service lateral to be used for additional homes, status of service lateral right-of-way and possible conveyance, delivery of services outside of city boundaries vs. annexation options, potential infrastructure improvements and connector agreements, potential catalysts for development opportunities, timeframes, and water dedication and delivery requirements.

Dennis stated that due to the many complex issues He recommended that the Council begin discussions with the Yardley's but that no final decision be made until a further evaluation and collaboration on the issues be resolved, and a formal development agreement be prepared for future council approval. The council agreed that they would like to try and make this work with Jay. They will work on getting a work meeting together and start working together on this.

Employee Health Benefits Package:

Valerie Andersen addressed the council. PEHP provided an update of their benefits package for the council to consider. The increase is going to be 4.9% for health and 1.9% for dental. The budget included an 8% increase. They will need to decide and return to PEHP by November 21.

Councilor Wanner made the motion to approve the Employee Health Benefits Package, Councilor Andersen seconded the motion.

Roll Call:

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

Overnight Training Request – 4 Corners Wastewater Training:

Dennis Marker addressed the council he stated that JD Bunnell, Public Works Director, is requesting authorization to attend a multi-day conference in Moab in December. Councilor Robert Andersen stated that Phil Harrold with rural water thought this would be beneficial for both JD and Wyatt. The training is necessary for him to obtain culinary and wastewater CEUs to maintain his credentials as the city's water master.

JD is requesting to attend the 4 Corners Wastewater training rather than the budgeted Rural Water Users Conference in St. George in the spring of 2026. Due to reduced hotel rates in the winter and closer proximity to the training, there will be a budget savings of roughly \$300.

Councilor Wanner made the motion to approve Overnight Training Request-4 Corners Wastewater Training, Councilor Childs seconded the motion.

Roll Call:

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

Librarian Appointment by Gunnison Valley Library Board:

The library board met earlier this month and offered the librarian job to Angela Leatherwood. She accepted this position. Angela stated that she has been training under Carolyn for this position for the last 3 years. Dennis stated that Carolyn would like to hire a PT employee to start training now so that they will be prepared for when Carolyn retires at the end of the month. Angela stated that she will be able to spend more time in her finance position now with this position change.

Storm Drain System Improvement Needs:

City Administrator Dennis Marker, City Engineer Kelly Chappel, and Public Works Director addressed the council. Recent storms that have once again shown us where the city's weakest points are for flooding: 100 West near 100 South, 350 West near 350 North, and Farmer's Freeway near 450 West.

The council discussed these same areas. While some efforts have been made to address potential flooding, there is more work that can be done. Repair options that were discussed last year included installing additional sumps, curbing, trenches, and culverts.

Councilor Wanner made the motion to approve a maximum of \$50,000 for the storm drain improvements discussed, Councilor Andersen seconded the motion.

Roll Call:

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

SITLA Land Lease Expansion:

Dennis Marker addressed the Council. He stated that In 2020 Gunnison entered a 10-year lease agreement with SITLA to have limited control of the G Hill for the purpose of constructing trails and other recreation improvements to benefit the community. Over the past two years, Gunnison has made improvements beyond the lease boundaries with SITLA authorization of temporary use permits. Due to the permanent nature of the trail and access improvements that were made, SITLA is requesting that Gunnison incorporate those improvements into its lease area to better comply with statutory land use requirements. The cost to Gunnison City for expanding the lease area will be \$3,000 annually. Twenty-five percent of this cost will be covered using OHV funds of the state.

Councilor Andersen made the motion to approve the SITLA Land Lease Expansion, Councilor Hill seconded the motion.

Roll Call:

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

Application for GOEO Rural Community Opportunity Grant:

The Governor's Office of Economic Opportunity is accepting Rural Community Opportunity Grant applications. The grant awards can be as much as \$600,000. Gunnison would be required to provide a minimum 20% match. Gunnison has been coordinating with the Utah Trust Lands Administration (SITLA), the Utah Inland Port Authority (UIPA), and Sanpete County to extend roads and utilities within the Gunnison Innovation Park. The proposed infrastructure expansion project is estimated to cost \$649,695.05. The proposed match funding includes Gunnison providing \$101,000, SITLA \$90,000, and Sanpete County \$12,500 for a total match of 31%. UIPA is committed to using available TIF backing as needed. The requested grant amount is \$446,195.05. Gunnison's portion would come from the current fiscal year and next fiscal year. If the city moves forward with this application, the Council must be committed to budgeting the additional funds for the next fiscal year.

Councilor Wanner made the motion to approve submitting the discussed funding application to GOEO for the Rural Community Opportunity Grant, Councilor Childs seconded the motion.

Roll Call:

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

Resolutions and Ordinances

Resolution 2025-15, America 250 Celebration Community:

Valerie Andersen addressed the council. She let them know that Gunnison City is going to be a part of the America250/Utah250 for the upcoming Independence Day Celebration. It will be the 250th anniversary of America. She went over the committee and resolution with the Council. She let them know that they will receive a \$1,500 stipend.

Councilor Andersen made the motion to approve Resolution 2025-15 America 250 Celebration Community; Councilor Childs seconded the motion.

Minutes

September 30th, 2025, Special Council Meeting:

Councilor Wanner made the motion to approve the minutes for September 30th, 2025, special council meeting, Councilor Childs seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Hill: Yes

Bills for period ending October 10th, 2025, totaling \$539,592.16:

Councilor made the motion to approve the bills for the period ending October 10th, totaling \$539,592.16, Councilor seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Hill: Yes

Reports of Officers, Staff, Boards and Committees

Fall Cleanup Dates: October 17-24. Dumpsters will be located at 200 West between 100 North and Center and 200 East between 100 South and Center

Dennis Marker:

Went over September financials with the Council. It is the end of the first quarter. Revenues are close to 25% and expenses are under 25%. The City was denied the \$60,000 tax increase, so they will have to watch the budget. They will have an idea of where they are in January.

The audit is complete; there were some very minor items that they needed to watch. He said one of the issues that the upper accounts were calculating incorrectly. This was causing the City to lose about \$5,000 a month.

JD Bunnell:

Went to ... to go over the issues that they are having with the sewer. He will take the options to help with the issue with the sewer board next Wednesday.

Valerie Andersen:

Ballots have gone out in the mail. Election day is November 4th. Will have to take ballots to Sanpete County and work a few days there for the election.

Reports by Mayor and Council Members

Mike Wanner:

Wondering about getting Jed Hansen a state fuel card so that He can always get the tax taken off fuel purchases.

Stella Hill:

New librarian is taken care of.

Took the planter baskets down off

Fall Cleanup Dates: October 17-24. Dumpsters will be located at 200 West between 100 North and Center and 200 East between 100 South and Center. She would like to see this advertised in other ways besides social media.

Robert Andersen:

The lion's club is looking for a tree to put in the plaza for Christmas.

Mayor Nay:

The City received the outdoor recreation economic award

Tarr Canyon Well Project Update and Related Easements:

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

Roll Call:

Childs: Yes, Wanner: Yes, Hill: Yes

9:53 P.M. out of close session

Councilor Wanner made the motion to go into closed session to discuss the character, professional competence, or physical or mental health of an individual, Councilor Andersen seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Hill: Yes

10:12 P.M. out of closed session

Adjournment:

Councilor Wanner made the motion to adjourn.

Roll Call:

Childs: Yes, Wanner: Yes, Hill: Yes, Andersen: 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: November 5th, 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