



City Council Meeting

November 5th, 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, Lori Nay

Invocation/Inspirational Thought:

Given by Councilor Stella Hill

Pledge of Allegiance:

Led by Mayor Nay

Public Forum:

No public comment

Awards Recognitions, and Bids

Award of the 2025 Storm Drain Infrastructure Project:

Bids for the 2025 Storm Drain Infrastructure Project were received on Tuesday, November 4 at 5:00pm. City Engineer Kelly Chappell addressed the Council. two bids received: Carlisle Excavating at \$50,928 and Madsen Excavating at \$80,000 plus. Kelly recommended moving forward with Carlisle Excavating as the low bidder for the storm drain improvements at the intersection of First West and Center Street, as well as improvements to 400 West and 200 North.

Councilor Wanner made the motion to award the 2025 storm drain infrastructure project bid to Carlisle Excavating for \$50,928, Councilor Childs seconded the motion.

Roll Call:

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

Public Hearing

CIB Application for \$6.9 Million for Tarr Canyon Well Project:

Councilor Crane made the motion to open the public hearing for the CIB application for \$6.9 million for Tarr Canyon Well project, Councilor Hill seconded the motion.

Roll Call:

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

Kelly Chappell addressed the council. They discussed the water project funding situation, where they are seeking a loan-grant package from CIB, potentially in the range of 70-30 or 60-40 split, with loan rates as low as 0.5%. They reviewed the current water rates and fees, which average around \$80 for water-related fees plus \$20 for irrigation, and discussed how rate increases would impact customers.

Debbie Greener stated that her bill would go up to \$130 if they increased it by \$25.

Councilor Crane made the motion to close the public hearing for the CIB application for \$6.9 million for Tarr Canyon Well project, Councilor Childs seconded the motion.

Roll Call:

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

Discussion and Possible Action Items

2026 CDBG Application:

Prior to this regular City Council meeting, the Council conducted a public hearing to discuss the federal Community Development Block Grant (CDBG) program and possible projects the city can seek funding for. The grant provides up to \$250,000 of matching funds to help address the needs of low- moderate income households in communities.

Kade Penny with R6 stated that the final application is due January 31, 2025.

Mayor Nay stated that they have a beautiful park minus the cement pad that used to be a skatepark. She would like to see this tuned into a pickleball/sport court

Gunnison is considered a low to moderate community

Councilor Hill agreed the sport court would be a great addition to the park

Councilor Wanner feels as though they've been pushing funds already towards the sport court and would like to see it get done.

Councilor Crane would love to see pickleball courts and enhance the park.

City Administrator Dennis Marker stated with the cement that it is it will have to be a full reconstruction.

Councilor Crane asked what the total costs are for this project.

Dennis stated that it would be \$450,000 for project.

State bank donated 12,500, rocky mountain donated 5,000. This will help the application to have support outside of the City.

Debbie Greene asked about playground improvement. Council agreed this is something that needs to be looked at. Mayor stated it is about 25 years old.

Council agree that they would like to go after the grant to fund the sport court.

UDOT Main Street Study Findings:

City Administrator Dennis Marker addressed the council. They discussed UDOT's Main Street study findings, which revealed that current speed limits are appropriate but showed high average speeds in the 30-mph zone. UDOT recommended pedestrian improvements at either Center Street or First South, with Center Street having larger gaps between cars for crossing. The council needed to decide which intersection to prioritize for pedestrian improvements, as it will likely become the first traffic signal location in the future.

Councilor Hill made the motion to approve a pedestrian crossing at 100 South with flashing lights and crosswalk markings to be installed, Councilor Wanner seconded the motion.

Roll Call:

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

Chief Adamson went over the calls of service for October:

Chief reported record-breaking call volumes for October, with a focus on proactive policing and education through citations and warnings. The department received positive feedback on their community presence and participation in events. A filmmaker will be in town to film a scene, potentially requiring traffic control at the theater.

New Public Works Shed:

Dennis Marker and Councilor Wanner discussed building a public works cold storage shed with the Council, comparing costs between two locations: North of the cemetery – A shed at this location is on the city’s capital improvement plan. The capital plan anticipates building up \$190,000 of reserves for this shed and construction taking place in 2029. This shed would act as a satellite base of operations for parks and recreation equipment and include a bathroom, limited heating, cleaning facilities, and electrical services, and 100 East 400 South – A shed at this location is not currently on the city’s capital plan but would serve primarily as a storage unit with no plumbing or heating. This shed would be a support to the future riverwalk park at 400 South as well as the storing of pipes and other PW equipment. They explored the possibility of building a simpler structure without immediate electrical work or concrete slab, like Centerfield's shed, which was constructed without engineering permits. Dennis mentioned that funding could come from multiple sources including sewer, water, storm drain, and road funds, with the total project potentially costing around \$110,000. The group agreed to discuss funding details in a closed session.

Independence Day Celebration Entertainment:

Councilor Mike Wanner and Valerie Andersen addressed the council. He let them know that Tigerlily Gold is a nationally recognized country music duo from North Dakota. Their growing popularity and engaging stage presence made them an ideal choice to headline Gunnison City’s 2026 Independence Day celebration. In 2024, Gunnison City introduced the Stage Sponsorship Program to help fund the annual Independence Day concert. This sponsorship program not only offsets concert expenses but also fosters community pride and engagement. The program has been highly successful with increasing community and business participation from \$8,550 in 2024 to \$20,300 in 2025. With 2026 marking the 250th anniversary of America’s independence, we anticipate even greater sponsor interest and attendance, making this celebration one of the most significant community events in recent years.

Councilor Crane made the motion to approve the contract of Tigerlily Gold as the featured artist for the 2026 Gunnison Independence Day Celebration Concert for a total of \$16,000, Councilor Hill seconded the motion.

Roll Call:

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

Tarr Canyon Well Project Update and Related Easements:

Ordinances and Resolutions

Resolution 2025-16, Records Management Policy:

Valerie Andersen addressed the council. She let the council know that there has never been a record keeping and retention policy kept within the City. She let the council know that the Records Management Handbook establishes policies and procedures for the retention, storage, and disposal of Gunnison City records in accordance with the Utah State Records Retention Schedule. Following these policies ensures compliance with the Utah Government Records Access and Management Act (GRAMA). It breaks everything down between departments, and types of records. She stated that this is a big step towards getting the records better maintained. Dennis Marker stated that there are a lot of different places throughout the City that have records and they will need to be tracked better. He stated this will be a large project that Valerie will have to chip away overtime. It will be a living document that will get updated overtime.

Councilor Wanner made the motion to approve Resolution 2025-16 Records Management Policy, Council Crane seconded the motion.

Roll Call:

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

Ordinance 2025-08, Establishing a Hospital Zone, amending the zoning map, and related amendments to the Gunnison Land Use Ordinances:

Dennis Marker addressed the council. He let them know that ordinance 2025-08 establishes a hospital zone, which includes the block between Center Street and 1st North, and properties the hospital owns north of 1st North. The new hospital zone allows certain medical and health-related uses, while restricting residential and other non-medical uses. The council discussed the impact on property owners in the affected area, but no major concerns were raised.

Councilor Crane made the motion to approve Ordinance 2025-08 Establishing a Hospital Zone, amending the zoning map, and related amendments to the Gunnison Land Use Ordinances, Councilor Childs seconded the motion.

Roll Call:

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

Minutes

October 15th, 2025, Regular Council Meeting:

Councilor Wanner made the motion to approve the minutes for the October 15th, 2025, regular council meeting, Councilor Childs seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Shawn: Abs, Hill: Yes

Bills for period ending October 15, 2025, totaling \$488,332.50:

Councilor Childs made the motion to approve the bills for the period ending October 15, 2025, totaling \$488,332.50, Councilor Crane seconded the motion.

Roll Call:

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

Reports of Officers, Staff, Boards and Committees

Valerie Andersen:

She asked the council when they would like to have the City Christmas party they decided on December 16th at 6:30.

She let them know that she will be ordering shirts and jackets. She asked for opinions and sizes.

Elections went well; they will hold the canvass 6pm on the 12

Tuesday November 18 they will be holding an open house for 6-8 P.M. to honor Mayor Nay and her 20 years of service.

Dennis Marker:

Planning commission next week, there will be a public hearing for a zone change next week.

Has been looking into voiceover Ip to possibly replace the current phone system.

Council vacancy- council needs to make a formal action and notify the City recorder of the vacancy. Notice must be out for 14 days before the meeting. Councilor Crane would like to add this to the meeting next week.

Reports by Mayor and Council Members

Stella Hill:

Asked that everyone look at the trees on the way to the cemetery and keep them in mind when the budget retreat comes around. Fall cleanup was very successful.

Closed Meeting:

Councilor Wanner made the motion to go into close 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

Back in Session 9:50 P.M.

New Public Works Shed:

Councilor Crane made the motion to move ahead with \$110,100 bid for the utility shed, Councilor Childs seconded the motion.

Roll Call:

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

Councilor Crane made the motion to approve the use of funds to trade for land for the shed at peacock springs, seconded by Councilor Childs

Roll Call:

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

Closed Meeting:

Councilor Crane made the motion to go into executive session to discuss the character, professional competence, or physical or mental health of an individual, Seconded by councilor Wanner.

Roll Call:

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

Back in Session 10:15 P.M.

City Recorder Employment Contract Changes:

Councilor Crane made a motion to discontinue the Recorders contract at the date of expiration and execute the letter from the City Attorney, seconded by Councilor Hill.

Roll Call:

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

Councilor Wanner made the motion to honor the .03 merit increase when Valerie Andersen receives her CMC certification through IIMC, seconded by Councilor Crane.

Roll Call:

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

Staffing Changes with Librarian Appointment:

Councilor Wanner made the motion to approve the reorganization of the Library, Maintenance, and Finance Assistant as discussed, Councilor Crane seconded the motion.

Roll Call:

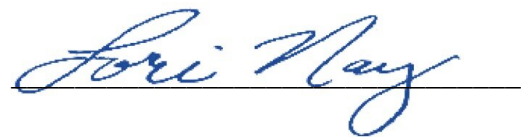
Childs: Yes, Wanner: Yes, Crane: Yes, Hill: Yes

Adjournment:

Councilor Crane made the motion to adjourn.

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: November 19, 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