



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, Robert Andersen, Lori Nay. Councilor Hill was excused.

Invocation/Inspirational Thought:

Given by City Administrator Dennis Marker

Pledge of Allegiance:

Led by Mayor Nay

Public Forum:

Gina Freelove wanted to express some concern about the possible rezone that is on the agenda. She stated that she is concerned that the city will allow rezones for certain individuals and not others. She asked if all the neighborhood that would be affected was notified. City Administrator Dennis Marker addressed her concern and let her know that planning and zoning held a public hearing and addressed concerns and comments from citizens in the neighborhood and that the Planning and Zoning Commission felt as though this was a need and shouldn't be a negative effect on the neighborhood.

Discussion and Possible Action Items

Notification of Council Vacancy:

City Councilor Michael Wanner submitted a letter of resignation from the City Council on November 18, 2025. Mr. Wanner's resignation is not effective until he is sworn in as the new Mayor on January 7, 2026. The City Council needs to take steps to fill the upcoming vacancy. State law provides that after notification of a vacancy from the City Council, the city shall advertise the vacancy, allow residents to submit their names for consideration, and the Council shall interview all interested people in an open, public meeting. The City Council acknowledged Mr. Wanner's resignation letter and asked City staff to initiate the vacancy advertisement process. The Council requested a form be put together for applicants to fill out that will include why they are applying, history, experience, and feelings on current and future capital projects within the city moving forward.

Tarr Canyon Well Project – Professional Services Agreement:

Kelly Chappell with Ensign Engineering addressed the council. The Tarr Canyon funding agreement with DFCM requires that a professional services agreement be entered into between Gunnison City and its engineering consultant on the project. Ensign Engineering has been providing professional services related to the Tarr Canyon Well for the past three years. The agreement covers professional services up to and including drilling the Tarr Canyon production well, approximately 20,000-25,000 feet of water transmission and distribution line, and power line extensions to the site. Funding for these professional services will come from the previously authorized DFCM funds. The Council asked Kelly how the cost compares with the market. Kelly stated that this is going to be below market level and that the normal amount is around 10%.

Councilor Crane made the motion to approve the Tarr Canyon Well Project- Professional Services Agreement with Ensign Engineering, Councilor Wanner seconded the motion.

Roll Call:

Childs: No, Wanner: Yes, Crane: Yes, Andersen: No, Mayor Nay: Yes

Resolutions and Ordinances

Ordinance 2025-09, Rezoning of Property at 130 West 400 North from R-2 to R-4:

Before discussing this matter, Councilor Wanner recused himself from the meeting due to having a conflict of interest in the proposal.

A&M Builders LLC is requesting that Gunnison modify its zoning map so it can construct an 11-unit townhome development on their property at 135 West Veteran's Way (400 N). Under the current zoning (R-2) the property could be subdivided to accommodate a new single-family home and a duplex. Multi-family or condominium developments are not permitted in the R-2 Zone. The R-4 zone permits multi-family and condominium developments with a Conditional Use review. Based on the size of the subject property, an 11-unit townhome development may be possible under the R-4 zone. The property is currently a vacant field.

Councilor Crane made the motion to approve Ordinance 2025-09 Rezoning of property at 130 West 400 North from R-2 to R-4, Councilor Childs seconded the motion.

Roll Call:

Childs: Yes, Crane: Yes, Andersen: Yes

6:59 P.M. Councilor Wanner returned to the meeting

Minutes

November 5, 2025, Special Council Meeting:

Councilor Crane made the motion to approve the minutes for the November 5, 2025, special council meeting. Councilor Wanner seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Crane: Yes, Andersen: Abstain

November 5, 2025, Regular Council Meeting:

Councilor Crane made the motion to approve the minutes for the November 5, 2025, regular council meeting, Councilor Childs seconded the motion.

Roll Call:

Childs: Yes, Wanner: Yes, Crane: Yes, Andersen: Abstain

Bills for period ending November 14, 2025, totaling \$138,121.14:

Councilor Wanner made the motion to approve the bills for the period ending November 14, 2025, totaling \$138,121.14, Councilor Childs seconded the motion.

Roll Call:

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

Reports of Officers, Staff, Boards and Committees

JD Bunnell:

Christmas lights will be installed on Monday.

Reports by Mayor and Council Members

Robert Andersen:

Requested a gift certificate for those that helped with the tree on Main Street by providing heavy equipment.

Tarr Canyon Well Project Update and Related Easements:

Councilor Wanner made the motion to go into closed meeting 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, Crane: Yes, Andersen: Yes

Councilor Wanner was excused from the meeting at 7:15 p.m.

7:30 P.M. The Council exited closed session. No action was taken.

Adjournment:

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

Roll Call:

Childs: Yes, Crane: 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: December 4, 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