



# City Council Meeting

December 4, 2025

City Council Chambers, 38 West Center

6 P.M. Councilor Shawn Crane opened the meeting.

## Roll Call:

Donald Childs, Mike Wanner, Shawn Crane, Stella Hill, Robert Andersen

## Invocation/Inspirational Thought:

Given by Mike Wanner

## Pledge of Allegiance:

Led by Councilor Shawn Crane

## Awards, Recognitions, and Bids

6:05 P.M. Mayor Lori Nay arrived

## Design Services for Gunnison Park Sports Court Facilities:

City Administrator Dennis Marker addressed the council. He stated that he was directed to prepare a funding application for 2026 CDBG funds. An RFP was advertised directly to 10 professional design firms that have done work for Gunnison, are in Sanpete County, or that expressed interest in future Gunnison projects. The deadline for response to the RFP was December 1 at 5:00 p.m. Responses were provided to the Council for consideration after the closing date of the advertisement. He went over the applications with the council. The three firms that put in an application were Ensign, Sunrise, and Jones & DeMille. The council discussed the different options. Robert Andersen suggested that whoever is going to do the project use their own engineering. He suggested Dennis act as a general contractor for the project to save money. Mike Wanner felt like there is still engineering that is required before any work can be done. Dennis stated that with CDBG funds they require projects to go out to bid, the City isn't allowed to say we will do all the work. John Mogle stated that he feels like the last couple of projects done at the park in the area were not done well. He stated that if they are going after a grant that he thinks they should make sure it is all done correctly and that it requires having an engineer to provide all the specs. Mayor Nay stated that they may want to take a few days to look over this because this was the first time that they have looked over this information. Dennis reminded them that the application is due on December 15<sup>th</sup>. Mayor Nay stated that when they

look over grant applications they look down on someone that is not prepared with a team to complete the project.

The council decided that they would like to table this and have a meeting on Monday December 8<sup>th</sup>, at noon.

### **Discussion and Possible Action Item**

#### **Ordinance 2025-11, Wildland Urban Interface Building Standards:**

Chief Jed Hansen addressed the council. He let them know that the 2025 legislature adopted H.B. 48, which mandates communities adopt any state established wildland urban interface building standards. He let them know that this does not affect Gunnison, but that the Cities are required to adopt the standard. Ordinance 2025-11 adopts the state wildland urban interface building standards by reference and authorizes the Fire Chief to enforce the same.

6:45 P.M. Councilor Stella Hill left the meeting

Councilor Wanner made the motion to approve Ordinance 2025-11 Wildland Urban Interface Building Standards; Councilor Andersen seconded the motion.

Roll Call:

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

Chief Hansen wanted to let the council know that their new engine is on the manufacturing line and should be completed by February.

#### **Reimbursement Agreement between Gunnison City and John Mogle for the West Hills Estate Phase 1 Subdivision:**

Dennis Marker and John Mogle addressed the Council. He let them know that The West Hills Phase 1 Subdivision was constructed in 2023. The warranty period for the public infrastructure was completed, and improvements were accepted in November 2024. John Mogle requested that the city enter into a reimbursement agreement with him so the adjacent property owners who may take advantage of the infrastructure will have to reimburse him for a proportional amount of the improvement costs. Gunnison Code, Section 9.20.060.5 allows the city to levy “extension reimbursement fees” against developments connecting to infrastructure that is oversized or extended by another developer. The drafted agreement stated that reimbursement fees will be charged for up to seven years from when the infrastructure was accepted by the city. The fees will be calculated by the city’s engineering consultant based on costs of the improvements and the proportionality of costs. Dennis went over the agreement with the council.

Councilor Crane made the motion to approve the reimbursement agreement between Gunnison City and John Mogle for the West Hills Estate Phase 1 Subdivision; Councilor Wanner seconded the motion.

Roll Call:

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

### **Awards, Recognitions, and Bids**

#### **2025 Storm Drain Infrastructure Project Change Order:**

Dennis Marker addressed the council. He proposed that the scope of work for the 2025 Storm Drain Infrastructure project be amended to include additional curb, gutter, and sidewalk along 400 West. The City Engineer estimated the additional work would cost \$15,000. He provided the council with a copy of the change order.

Councilor Wanner made the motion to approve the 2025 storm drain infrastructure project change order as shown; Councilor Childs seconded the motion.

Roll Call:

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

#### **Tarr Canyon Well Project Update and Related Easements:**

Dennis Marker let the council know that the two people that they are having conversations with would like a couple of weeks before they move forward.

### **Discussion and Possible Action Items**

Councilor Michael Wanner excused himself from the meeting due to conflict of interest

#### **Reimbursement Agreement between Gunnison City and A&M Builders for development at 130 West Veterans Way:**

Dennis Marker addressed the council. He stated that A&M Builders, LLC, is requesting to build a townhome development at 130 West Veterans Way. On November 17, the City Council approved a rezoning to accommodate the development. The rezone was subject to entering into an agreement that outlined the improvement of Veterans Way and possible reimbursement of expenses. A&M Builders asked the city to levy an extension reimbursement fee on any other developments in front of the A&M improvements. The fee would be proportional to expenses incurred by A&M Builders. Gunnison Code, Section 9.20.060.5 allows the city to levy "extension

reimbursement fees” against developments connecting to infrastructure that is oversized or extended by another developer. The drafted agreement stated that reimbursement fees will be charged for up to seven years from when the infrastructure was accepted by the city. The fees will be calculated by the city’s engineering consultant based on the proportionality of costs of the improvements.

Councilor Crane made the motion to approve the reimbursement agreement between Gunnison City and A&M Builders for development at 130 West Veterans Way, Councilor Andersen seconded the motion.

Roll Call:

Childs: Yes, Crane: Yes, Andersen: Yes

Councilor Michael Wanner returned to the meeting

### **Waterline Agreement between Gunnison City and J & J Farm, LLC:**

Dennis Marker addressed the council. He stated that during the October 15, 2025, council meeting, Jay Yardley asked the City to consider taking ownership of the water line servicing his and other properties along Mayfield Rd. The service line currently feeds four connections and was installed in the late 1970’s. Jay would like to extend the line and asks that he be allowed to have up to three additional connections on the line. It was determined at a follow-up meeting with Mr. Yardley, the Mayor, and city staff, that the most appropriate course was to enter into a pipeline agreement that would outline future connection limits and maintenance responsibilities. Dennis went over this with the council. The drafted agreement establishes that the service line will remain a private line, with all maintenance to be done by the pipeline users under a separate agreement. The line may be extended, but any future connections must provide water to the city and have a metered user account with the city. A portion of the pipeline will need to be upsized to accommodate additional connections. The service line is metered near the city’s tank east of town. Any line extension beyond the meter is considered a private line. Although the line is a private line, each connection to that line and ultimately the city’s water system is required to be metered. The City’s contracted legal firm reviewed the agreement and noted that a term limit should be included in the agreement.

Councilor Crane made the motion to approve the waterline agreement between Gunnison City and J&J Farm; Councilor Andersen seconded the motion.

Roll Call:

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

### **UDOT Main Street Pedestrian Crossing at 100 South:**

Mayor Nay addressed the council. She stated that UDOT is going to pedestrian crosswalk, but they are requiring Gunnison City to remove some of their trees on main street. Councilor Wanner wondered what they would be able to replace them with. Dennis stated that flowers are the best option and that they must stay below 12 inches. Councilor Wanner stated that he feels this is something that needs to be done because they have received a lot of recent complaints about not being able to see past the trees. The council agreed that they would like to move forward along the crosswalk and take out the four trees.

### **American 250 Celebration Funding and Related Programs:**

Mayor Nay stated that the theatre would like to do an essay competition about America with the 250-year anniversary. They are also going to do a documentary done by PBS. She wondered if the city would like to be partners in this and provide money to help with this. She needs to rent the documentary and would like to give a cash prize to the winners of the contest. The Council agreed that they would like to be involved in this and donated \$500.00. Mayor stated that the city should receive a \$1500 grant. Valerie let her know that the check had come already. Mayor Nay, Councilor Wanner, and Valerie Andersen discussed other options to use the money on for the celebration. Dennis Marker stated that he and Valerie had looked at a display combo from colonial flag that included all the flags through the years. He thought it was around \$1,000. Valerie will check on that cost.

## **Resolutions and Ordinances**

### **Resolution 2025-17 Fee Schedule Amendments (Water Rate Changes, misc.):**

Dennis Marker addressed the council. He went over the proposed fee schedule amendments. They were as follows: Added decoration rental fee, Added \$50 Weekend fee for park equipment rentals, Added Reimbursement Fees, Increased water rate tiers by 1% and instituted a new base rate for city users.

Councilor Crane made the motion to approve Resolution 2025-17 Fee Schedule Amendments; Councilor Andersen seconded the motion.

Roll Call:

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

### **Resolution 2025-18 Council Meeting Schedule for 2026:**

Dennis Marker addressed the council. He let them know that Gunnison Municipal Codes and State law requires the Council to establish an annual meeting schedule. Resolution 2025-18 sets the meeting schedule for 2026. The Council may hold additional meetings with proper notice required by the Open Public Meetings Act.

Councilor Crane made the motion to approve Resolution 2025-18 Council Meeting Schedule for 2026; Councilor Andersen seconded the motion.

Roll Call:

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

### **Ordinance 2025-10, Imposing a RAP tax:**

Dennis Marker addressed the council. He let them know that the Gunnison voters approved the imposition of a RAP tax, and now the Council must adopt an ordinance establishing the RAP tax before the State Tax Commission can begin to collect it within the City limits. Ordinance 2025-10 establishes the RAP tax and codifies it in the Municipal Code, because it was not previously codified.

Councilor Wanner made the motion to approve Ordinance 2025-10, Councilor Andersen seconded the motion.

Roll Call:

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

## **Minutes**

### **November 19, 2025, Regular Council Meeting:**

Councilor Wanner made the motion to approve the minutes for the November 19, 2025, regular council meeting, Councilor Childs seconded the motion.

Roll Call:

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

### **Bills for period ending December 1, 2025, totaling \$77,949.38:**

Councilor Crane made the motion to approve the bills for the period ending December 1, 2025, totaling \$77,949.38, Councilor Wanner seconded the motion.

Roll Call:

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

## **Reports of Officers, Staff, Boards and Committees**

**Dennis Marker:**

Working on the CBDG application. He will reach out to the contractors to let them know they would like each of them to present at the meeting on Monday at noon.

SLRF funds can finally be closed it out.

They will be conducting Cleaning and Library interviews.

JD Bunnell is in Moab for a conference

**Valerie Andersen:**

The flag set for America250 with colonial flag is \$1900. Councilor Crane stated that he thinks that they should find the money for this in the budget.

City Christmas party will be on December 16<sup>th</sup> at 6 P.M.

**Reports by Mayor and Council Members**

**Mike Wanner:**

Tigerlily gold had a conflict for the fourth. Extended an offer to Neon Union and it was approved.

**Shawn Crane:**

The new Clock tower system is up and going.

**Mayor Nay:**

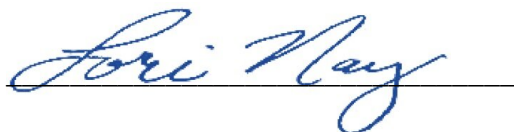
Light parade turned out so well and she wanted to express appreciation to Maddie Otten for putting it on. Thanks to the Lion's club and the fire department for the use of the fire station. Wanted to express her appreciation to her council.

**Adjournment:**

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

Roll Call:

Childs: Yes, Wanner: Yes, Crane: 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 horizontal line.

Lori Nay, Mayor

Approval Date: December 29, 2025

Attest:

A handwritten signature in blue ink, reading "Valerie Andersen", written over a horizontal line.

Valerie Andersen, City Recorder