



CITY COUNCIL MEETING

Notice is hereby given that the City Council will hold a City Council meeting at **7:00 pm, on Wednesday, January 7, 2026, at 38 West Center Street.**

AGENDA

1. Roll Call
2. Invocation/Inspirational Thought
3. Pledge of Allegiance
4. Public Forum (Individuals' public comments shall be limited to 3 minutes and must be pertinent to the scope of city authority and jurisdiction. Comments may be delivered in person at the meeting or submitted to the City Recorder prior to 5:00 pm on the meeting date for presentation to the Council)
5. Public Hearings
 - a. Determination of Surplus Property (30 acres near Peacock Springs) Pgs 2-3
6. Discussion and Possible Action Items
 - a. Interview of Candidates to Fill City Council Mid-Term Vacancy Pgs 4-12
7. Appointments, Recognitions, and Awarding of Bids
 - a. Appointment of Citizen to Fill a City Council Mid-term Vacancy Pg 13
 - b. Appointment of Mayor Pro Tempore Pg 13
 - c. Appointment of City Recorder Pg 13
 - d. Appointment of City Treasurer Pg 13
 - e. Appointment of City Director of Finance Pg 13
8. Discussion and Possible Action Items
 - a. Sale of Surplus Property (30 acres near Peacock Springs) Pg 14
 - b. City Council Meeting time change to 6 p.m. Pg 15
9. Resolution 2026-01 Authorizing Application to LWCF for Park Improvement Funding Pg 16
10. Minutes
 - a. December 29, 2025 Special Meeting Pgs 17-29
11. Bills for the period ending December 31, 2025, totaling \$31,179.46 Pgs 30-32
12. Reports of Officers, Staff, Boards, and Committees
13. Reports by Mayor and Council Members
14. EXECUTIVE SESSION (May be called to discuss the character, professional competence, or physical or mental health of an individual)
15. EXECUTIVE SESSION (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
16. 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 e-mailed to the Gunnison Gazette, Gunnison, UT, 84634, posted on www.gunnisoncity.org, as well as posted on the State of Utah's Public Notice Website.



Memorandum

To: Mayor Wanner and City Council
From: Dennis L. Marker, City Administrator
Date: January 2, 2026
Re: **Public Hearing** – Determination of Surplus Property (30 acres near Peacock Springs)

Acreage: 30 acres of 32.86 acre property

Location: Northeast of the 9-mile reservoir. The land is accessed by prescriptive ROW off of Highway 89 near milepost 249.3.

Intent: The land was acquired in order to protect the city's interests in the Peacock Springs. The Springs were improved as a drinking water source but now the water is only used for secondary irrigation purposes. The city has a fenced yard and structure around the spring and would retain 2 acres of the property and access easements for continued use, improvement, and maintenance of the springs.

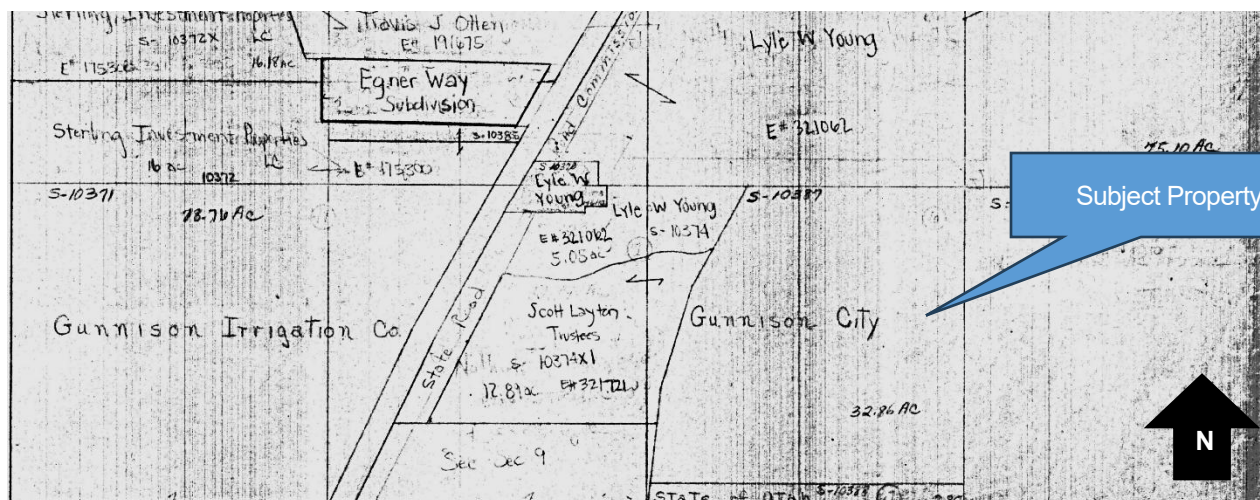
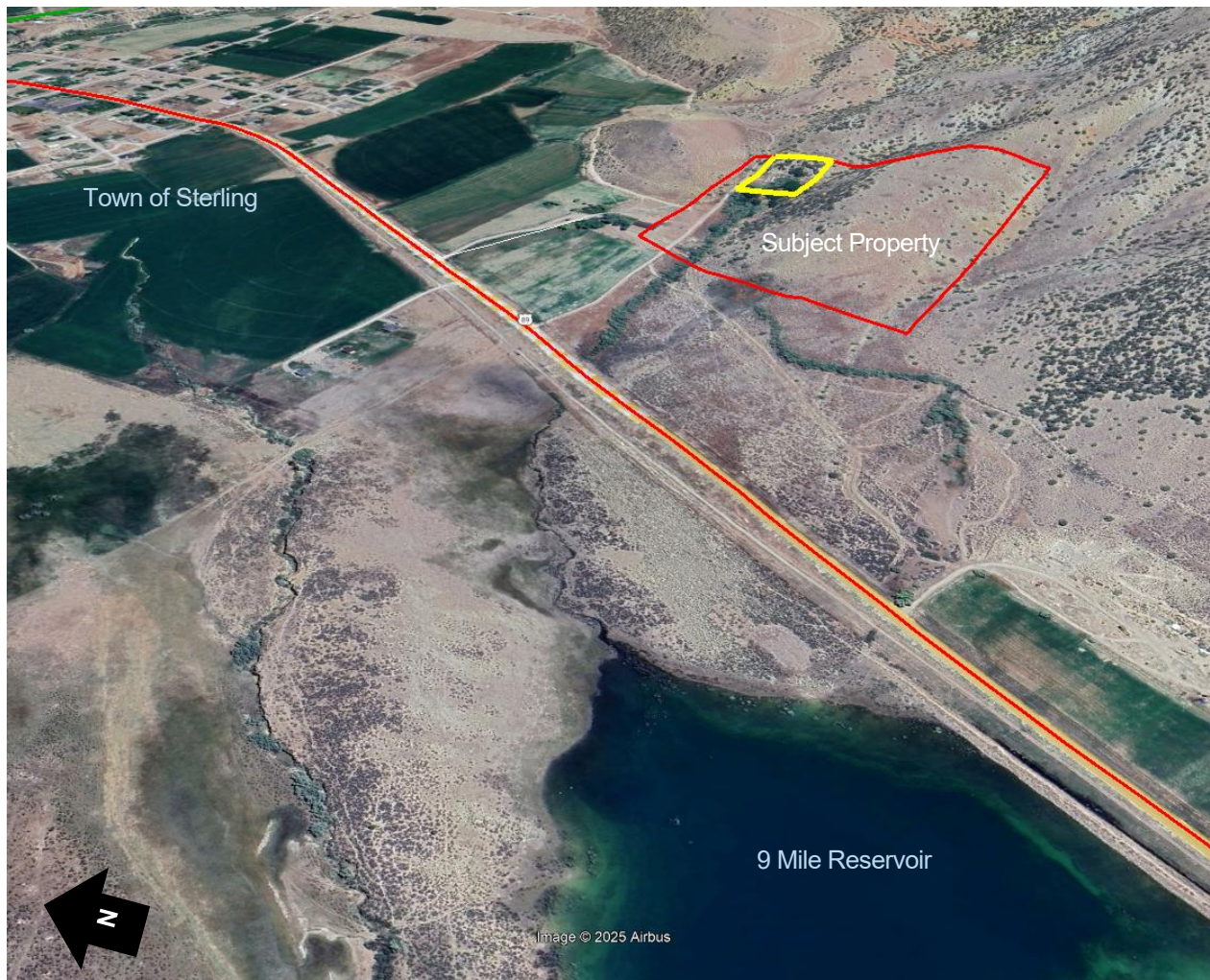
Zoning: The property is not located within incorporated city boundaries and, as such, is under Sanpete County jurisdiction. The current county zoning on the property is RA-1, which is a residential zone with requirements of 100' of frontage and ½ acre per lot. The property does not meet frontage requirements for the development of residential lots.

Topography: The majority of the property has wooded, steep slopes. The areas with slopes less than 20 percent include the area retained by Gunnison for the Peacock Springs yard and those areas north of the Peacock Springs creek bed.

Value: The County Assessed value of the entire parcel (32.86 acres) in 2025 was \$23,278 or \$708.40 per acre.

Action Items

1. Conduct a public hearing on the proposed determination of surplus property.





Memorandum

To: Mayor Wanner and City Council
From: Dennis L. Marker, City Administrator
Date: January 5, 2026
Re: Interview of Candidates to Fill City Council Mid-Term Vacancy

City Council member Michael Wanner submitted a letter of resignation from the City Council effective upon his being sworn in as the new Mayor of Gunnison City. As such, he was sworn in on January 5, and a mid-term vacancy now exists in the City Council. Utah Code, §20A-1-510, outlines procedures for filling vacancies on the Council, which include public notices of the vacancy, accepting the names of candidates wishing to fill the vacancy, the Council interviewing candidates, and then the Council appointing, by vote, one of the candidates to fill the vacancy.

During its November 19 meeting, the Council directed staff to advertise the mid-term vacancy with a notification period ending on January 5 at 5 p.m.. The following individuals submitted their names for Council consideration before the notification deadline:

Brian Nielson
Joshua Flake
Steven Saulter
Shawn Crane

Council Action Needed:

1. In accordance with Utah Code §20A-1-510, it is the Council's duty to interview the above individuals during an open, public meeting. The candidates may be invited to sequester while the other candidates are interviewed, but are not required to be absent from the public meeting.
2. After the interviews, the City Council has until February 6 to "appoint a registered voter in the municipality who meets the qualifications for office described in Section 10-3-301 to fill the unexpired term of the vacated office" (§20A-1-510(1)(b)). The appointee must be one of the interviewees, with the appointment made by a vote of the City Council, in accordance with the State's outlined procedures. This vote is on the Council's agenda if the members are willing to take action immediately after the interviews.

Staff Recommendation

The city staff makes no recommendation on which candidate the Council should select to fill the vacancy, as that is the prerogative of the Council. However, it is recommended that the candidates be interviewed in the order shown above, which is based on the State's randomized requirement for listing candidates on the 2025 ballots.



GUNNISON CITY

NOMINATION TO FILL CITY COUNCIL MID-TERM VACANCY

City Council member Michael Wanner recently won the 2025 Gunnison Mayoral election and must resign from his seat on the City Council. In accordance with Utah Code, Section 20A-1-510, the resulting mid-term vacancy must be noticed to the public, and the city must accept names of individuals who are interested in filling the mid-term vacancy. The City Council is required to select an individual to fill the vacancy after interviewing all persons interested in the position. Those interviews are currently planned for the January 7, 2026, Council Meeting at 7 pm, in the City offices at 38 West Center Street, Gunnison, UT 84634.

The City Council has directed that any person desiring to submit their name for consideration to fill the mid-term vacancy should complete and submit this form to Valerie Andersen, Gunnison City Recorder, in the city offices before 5 p.m. on January 5, 2026. Only registered voters who are current residents of the city are eligible.

I, Brian Nielson am interested in being considered to fill
(print name)
the mid-term vacancy on the Gunnison City Council. I am a resident of Gunnison City and live at
495 Rock Creek Dr Gunnison UT
(print address)

Brian Nielson
Signature.

The Council requests that interested persons please answer the following questions and submit responses with this form. Responses will be made available to the public and considered as part of the Council's deliberations on which interested person to select to fill the vacancy. Additional pages may be attached if desired.

1. Why are you interested in serving on the Gunnison City Council?

I have been involved in public service for most of my life and enjoy serving. I really like living in
our town and would like to give back to our community.

(see reverse side for additional questions)

2. What is the future of Gunnison City?

Like all cities and towns in Utah we are experiencing some growth. It is important to plan for growth while maintaining the quality of life we enjoy in a small town. We need to continue to invest in our infrastructure to be ahead of the inevitable growth we will see.

3. What is your background and how will that help if you're selected?

I have been involved in many community aspects in various communities. I have been involved in Search and Rescue in both Sevier and Sanpete Counties for well over 20 years. I have been a volunteer firefighter, EMT and other service. I have had over 20 years of public safety experience in Law Enforcement including leadership positions, both elected and appointed. I have graduated with degrees including an Associates from Snow College, a Bachelor from Utah State and a Master from Western Governors.

4. How can the City build better relationships with businesses and other entities?

Open communication and clear expectations are key. I think it is important for city leaders to seek feedback proactively.

The City Council may have additional questions during the interview meeting on January 7.

Thank you for your interest in serving the Gunnison community.



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I, Joshua Flake am interested in being considered to fill
(print name)

the mid-term vacancy on the Gunnison City Council. I am a resident of Gunnison City and live at

95 N. 500 W. Gunnison Utah 84634
(print address)

Joshua Flake
Signature.

The Council requests that interested persons please answer the following questions and submit responses with this form. Responses will be made available to the public and considered as part of the Council's deliberations on which interested person to select to fill the vacancy. Additional pages may be attached if desired.

1. Why are you interested in serving on the Gunnison City Council?

I think it is a great way to serve the community.
With my background in construction and Development I
will be able to help the city grow in smart and
efficient ways. I will bring creative solutions to
the table for solving some of the issues that
we will face as a city.

(see reverse side for additional questions)

2. What is the future of Gunnison City?

Gunnison is a great place to live. Many people are going to want to continue to move here or have places for their kids to move back home.

As a city Council, we need to make it possible for building lots to be affordable, allow greater density to make homes more affordable, and work with businesses to help them create jobs for those wanting to move here. - I don't mean subsidies, I mean make sure regulations are favorable to business growth.

3. What is your background and how will that help if you're selected?

I am a builder, developer, entrepreneur, and hotelier. I have worked with other cities and counties and can bring background and insight to each decision.

I have a vested interest in the wellbeing and growth of Gunnison. I have chosen to own and operate my businesses from Gunnison.

4. How can the City build better relationships with businesses and other entities?

1. Reduce red tape and speed up permits.

2. Tax incentives to aid business growth.

3. Invest in infrastructure that businesses can use.

4. Flexible zoning and land use policies.

5. Affordable housing options.

6. Provide clear predictable regulations. Make it easy for businesses to understand.

7. Actively market the city and why it's a good place to start a business.

8. Be conservative... Allow free market and free enterprise to create needed growth.

The City Council may have additional questions during the interview meeting on January 7.

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I, Steven Saulter am interested in being considered to fill
(print name)

the mid-term vacancy on the Gunnison City Council. I am a resident of Gunnison City and live at

3018 100 W Gunnison, UT 84634
(print address)

St Saulter

Signature.

The Council requests that interested persons please answer the following questions and submit responses with this form. Responses will be made available to the public and considered as part of the Council's deliberations on which interested person to select to fill the vacancy. Additional pages may be attached if desired.

1. Why are you interested in serving on the Gunnison City Council?

Since I became a member of the community
I have been involved in many different organizations
and have seen a lot of need for people to step
up in the community. That I feel serving on
city council will be a great way that I can
step up and help this great community.

(see reverse side for additional questions)

2. What is the future of Gunnison City?

The future of Gunnison City is to keep following the master plan that has been laid out before us. The future is to strengthen the community by keeping Gunnison as one of the primary hubs of Sanpete County.

3. What is your background and how will that help if you're selected?

I have served on a number of committees and volunteer non profit organizations which has opened my eyes to writing grants, gathering donations and the need for people to step up and help. I am a go-getter I like to be able to help my community grow.

4. How can the City build better relationships with businesses and other entities?

Gunnison City has a lot of influence in the community and their outreach is important. To better the relationships with business and other entities will be able to foster better communication through meetings and forums. And to collaborate on community projects for workforce development and infrastructure improvements.

The City Council may have additional questions during the interview meeting on January 7.

Thank you for your interest in serving the Gunnison community.



GUNNISON CITY

NOMINATION TO FILL CITY COUNCIL MID-TERM VACANCY

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The City Council has directed that any person desiring to submit their name for consideration to fill the mid-term vacancy should complete and submit this form to Valerie Andersen, Gunnison City Recorder, in the city offices before 5 p.m. on January 5, 2026. Only registered voters who are current residents of the city are eligible.

I, Shawn Crane am interested in being considered to fill (print name)
the mid-term vacancy on the Gunnison City Council. I am a resident of Gunnison City and live at

44 South 100 West in Gunnison Utah.
(print address)

Shawn Crane

Signature.

The Council requests that interested persons please answer the following questions and submit responses with this form. Responses will be made available to the public and considered as part of the Council's deliberations on which interested person to select to fill the vacancy. Additional pages may be attached if desired.

1. Why are you interested in serving on the Gunnison City Council?

I have a great interest in serving the community and especially the city of Gunnison. I have been serving on the council for over 9 years and would like to continue being part of the great projects that we have started and need to see through to the end. I believe that service is the key to any community and have given a lot of time with service organizations and youth programs in the past. I have also served 8 years on the Hospital Board and served on other committees as president and committee member.

2. What is the future of Gunnison City?

I believe Gunnison is a strong city with great people who love it. In the future I see Gunnison growing as people begin to see what a jewel it is and as the growth of the Wasatch Front begins to move south. That being said, if we sit back and do nothing when the growth comes we will find ourselves in a mess trying to catch up like many other communities in Utah. I think that if we plan correctly that we can minimize the impact of the growth and continue to serve the people of Gunnison in the best way possible. We need to secure future water sources and be able to deliver that to the citizens of Gunnison. We need to review the septic ponds and make sure that they can handle the growth or expand them if possible. We also need to come up with solutions for growth of the irrigation water system.

3. What is your background and how will that help if you're selected?

I have the experience of the past 9 years being on the council and working on several projects that we have completed as well as the needed background information on the current water system to see it to completion. With my past occupations I have worked with multi million dollar companies in making decisions on budgets and human resources to make them successful. I believe that I am a good listener and can make wise decisions that are well thought out regarding the city. I have no agenda of my own just a desire to make the "best" decision on a regular basis. As far as a time commitment I am now retired and can give even more of my time to the city. Jan and I would like to serve a mission but that will not be for another couple of years which would be at the end of the term for this position so that will work out just fine. I feel like we have accomplished a lot of great things over the past few years and would love to continue to work with a great group of leaders that we now have.

4. How can the City build better relationships with businesses and other entities? I believe that it is important for the city to partner with the businesses in order to create a strong city. Businesses are one of the most important sources of income for the city with tax revenue. We should have the business association president meet with the council on a regular process to inform us of what they are doing and what they might need from us. I also feel like we can develop and keep up the web page better than we have to help inform citizens of the things that are happening with the city. I think we need to encourage more citizens to come to the city council meetings in order to understand what they would like to see happen with their local government.

The City Council may have additional questions during the interview meeting on January 7.
Thank you for your interest in serving the Gunnison community.



Memorandum

To: Mayor Wanner and City Council
From: Dennis L. Marker, City Administrator
Date: January 5, 2026
Re: Appointment of Administrative Positions

The Mayor, with the advice and consent of the City Council, must make appointments to certain staff positions under state and local ordinances.

1. Mayor pro tempore.

Utah Code §10-3b-302 provides for the Council to select one of its members who will act as Mayor pro tempore, to “preside at a council meeting; and perform, during the mayor’s absence, disability, or refusal to act, the duties and functions of the mayor.”

There are no state requirements regarding how this selection is to occur. Traditionally, nominations are made, and if multiple names are presented, then the Council can conduct a silent vote to determine the individual to fulfill the role of mayor pro tempore.

2. City Recorder

Utah Code §10-3-916 provides that the Mayor shall, with the advice and consent of the City Council, appoint a City Recorder for the City. Valerie Andersen has served as the City Recorder for the past four years, and Mayor Wanner has recommended she be considered for reappointment by the City Council. The financial duties of City Recorder, as allowed under state code §10-6-157 and Gunnison municipal code §2.65.010, would continue to be performed by the Director of Finance.

3. City Treasurer

Utah Code §10-3-916 provides that the Mayor shall, with the advice and consent of the City Council, appoint a City Treasurer for the City. Mandi Buege has served as the City Treasurer for the past four years, and Mayor Wanner has recommended she be considered for reappointment by the City Council.

4. Director of Finance

City code, as permitted under Utah Code §10-6-157, provides that a Director of Finance be appointed by the Mayor with the advice and consent of the Council if the City Recorder will not perform financial duties for the City. K&C CPA’s has been the city’s financial advisor for more than a decade, with Gary Keddington of the same firm currently acting as the city’s Director of Finance. It is proposed that Mr. Keddington be reappointed as the Director of Finance.

The above positions are crucial to city financial operations, and as such, their appointments are time sensitive. Future considerations will be made regarding the city’s Attorney, City Manager, Zoning Administrator, Land Use Hearing Officer, Fire Chief, City Engineer, and Water and Sewer Manager.



Memorandum

To: Mayor Wanner and City Council
From: Dennis L. Marker, City Administrator
Date: January 5, 2026
Re: Sale of Surplus Property (30 acres new Peacock Springs)

Possible Closed Meeting Discussion Item

The City Council previously discussed trading city-owned 30 acres near Peacock Springs, along with a water service connection to the Lyle Young Welding shop east of town, for construction services to be provided by Lyle Young Welding in the construction of a new public works storage building at 350 South 100 East.

Council Action Needed

Authorize the Mayor to execute the appropriate property conveyance documents and construction contracts with Lyle Young Welding to effect the proposed transaction.

Staff Recommendation

The City staff recommends the Council designate the 30 acres as surplus property based on the following findings and conditions:

1. The property has nominal value to the city for economic or utility development purposes except as retained by the city in lands immediately around the Peacock Springs.
2. The property is not developable under the County zoning regulations without significant investment in infrastructure and acquisition of additional adjacent properties.
3. The adjacent property owner is willing to accept the lands along with a city water service connection, in exchange for construction services to the city, which exceed the current value of the subject property.
4. In addition to the Construction services, the adjacent landowner will need to provide Gunnison City with permanent easements and ROW necessary for city infrastructure maintenance, operations, and potential expansion.



Memorandum

To: Mayor Wanner and City Council
From: Dennis L. Marker, City Administrator
Date: January 5, 2026
Re: City Council Meeting Start Time Change

The City Council adopted resolution 2025-18 on December 3, 2025. This resolution outlined the dates of regular City Council meetings in 2026. Traditionally, regular City Council meetings have been scheduled for 7:00 p.m. There is no state or local requirement that meetings be held at that time. The Council may hold regular and special meetings at any time they determine appropriate, so long as the agendas are properly noticed in accordance with the Utah Open Public Meeting Act (I.E., 24 hours advance notice).

Mayor Wanner has suggested changing the regular meeting times to 6:00 p.m.

Council Action Needed

Discussion and determination of future regular meeting start times.

Staff Recommendation

None. Staff will continue to provide the state-required notices regardless of Council meeting times.



Memorandum

To: Mayor Wanner and City Council
From: Dennis L. Marker, City Administrator
Date: January 5, 2026
Re: Resolution 2026-01 Authorizing Application to LWCF for Park Improvement Funding

The City Council directed the staff to apply for CDBG funding, with a potential award of \$250,000, to help construct new pickleball and basketball courts in the city park. The CDBG funding would be matched by more than \$200,000 already budgeted or donated to the City. Since applying for the CDBG funds, Sunrise Engineering, which was recently selected by the Council as the preferred engineering services provider for this project, has estimated the work will require nearly \$900,000.

In order to obtain the estimated funding, it is proposed that the Council authorize staff to seek funding through the Land and Water Conservation Fund (LWCF) program. This program is another competitive federal grant program administered by the State of Utah. While the LWCF program is able to award up to \$2 million for a single project, it is recommended that the city seek only seek \$450,000. This amount is based on the 50-50 match requirement for LWCF Funds and the currently available/anticipated funding available to the city.

The LWCF application process requires a Council Resolution or documentation of other Council action authorizing the application be made for the funding. Resolution 2026-01 was drafted to meet with LWCF application documentation requirements.

RESOLUTION 2026-01

A RESOLUTION AUTHORIZING APPLICATION TO THE STATE OF UTAH FOR PARK IMPROVEMENT FUNDING THROUGH THE LAND AND WATER CONSERVATION FUND (LWCF)

WHEREAS, Gunnison City (“City”) is a fifth-class city of the State of Utah; and

WHEREAS, The Gunnison City Council (“Council”) is the governing body of the City; and

WHEREAS, The Gunnison City Council is seeking funding sources to construct much needed recreational facilities in the city’s park; and

WHEREAS, The proposed facilities will serve to improve the community health by providing facilities to support programs that encourage community-wide participation in physical activity, encourage daily recreation, and serve new recreation users in the Gunnison Valley; and

WHEREAS, building the proposed facilities in the existing park ensures responsible use of existing lands dedicated for public recreation purposes; and

WHEREAS, The proposed facilities will improve accessibility of recreation opportunities in the community by including adaptive/inclusive recreation opportunities and programs for recreationists of all abilities, and provide facilities that are lacking in the region; and

WHEREAS, The proposed facilities will enhance community connection opportunities by expanding gathering opportunities through competition events, augmenting city celebratory activities, and providing an opportunity for community cultural engagement through public art in the project; and

WHEREAS, The City anticipates having \$450,000 for this project through private donations, CDBG funding, and city budgeting efforts, which is insufficient for the estimated \$900,000 project.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Gunnison City Council

1. That application should be made to the State of Utah for Land and Water Conservation Fund (LWCF) funding necessary to complete the funding for the park improvement project.
2. That the Mayor is authorized to execute all applications and materials for 2025 LWCF funding in support of the city’s desired park improvements.
3. This resolution shall become effective immediately upon passage.

PASSED by the City Council of the City of Gunnison, Utah, this 7th day of January 2026.

ATTEST

Michael Wanner, Mayor

Valerie Andersen, City Recorder



Special City Council Meeting

December 29th, 2025

City Council Chambers, 38 West Center

8 A.M. Mayor Nay opened the meeting.

Roll Call:

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

Invocation/Inspirational Thought:

Given by Mayor Lori Nay

Pledge of Allegiance:

Led by Mayor Nay

Public Forum:

No public comment

Awards, Recognitions, and Bids

Tarr Canyon Well Drilling Bid:

Kelly Chappell with Ensign Engineering addressed the council. He stated that bids were submitted electronically to Ensign Engineering on December 18, 2025. Nine bids were received. The Engineer's estimate for this component of the project was \$1.3 million. Ensign Engineering is recommended the project be awarded to Energy Services LLC with the low bid price of \$609,926.25. This bid represents project savings of more than \$600,000. The work will begin immediately and should be completed by the end of July.

Councilor Wanner made the motion to award the Tarr Canyon Well bid to Energy Service LLC with the low bid of \$609,926.25, Councilor Childs seconded the motion.

Roll Call:

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

Bids for Graveling of Dirt Roads:

Public Works director JD Bunnell addressed the council. They discussed road maintenance issues, particularly on 300 West and 700 South, and decided to proceed with graveling 300 West this year while postponing work on 700 South to the following year due to budget constraints.

Councilor Crane made the motion to approve graveling 300 West and accepted the Madsen Excavation bid for grade work, Councilor Andersen seconded the motion.

Roll Call:

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

Professional Services Agreement for Sports Court:

Trent Brown with Sunrise Engineering addressed the council. He told them that due to budget constraints the project would need to be split into 2 phases: pickleball courts and basketball courts. City Administrator Dennis Marker let the Council know that while the CDBG funding application was submitted, the engineer's estimates indicated a total project cost closer to \$900,000, which exceeds the available funding of \$500,000. The council discussed the possibility of pursuing additional funding through the LWCF to complete the project in one phase, but acknowledged that if this funding is not available, they may need to proceed with the project in two phases. Mayor Nay expressed a preference to combine engineering work with pickleball courts and basketball courts to potentially save money. The Council agreed to approve the current contract from Sunrise Engineering for the engineering side of the basketball project, contingent on the possibility of signing a new contract with Combined Engineering Services for both projects in the future. Mayor Nay requested updated numbers showing the cost savings of combining the projects before making any final decisions. The City Council directed staff to move ahead with Sunrise Engineering for the sport court project in the park. The agreement outlines engineering services as if the court project is done in two phases (pickleball and basketball). Total contract price is listed as \$82,650 with the pickleball court element being \$55,850.

Councilor Wanner made the motion to approve the professional agreement for the sports court with Sunrise Engineering, Councilor Childs seconded the motion.

Roll Call:

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

Recognition of outgoing City Council Members Robert Andersen and Shawn Crane:

Mayor Nay recognized and expressed gratitude to outgoing City Council members Robert Andersen and Shawn Crane for their service and presented them with plaques.

Discussion and Possible Action Items

Purchase Exchange Agreement with Lyle Young Welding:

City Administrator Dennis Marker addressed the council. The Council was considering the possible exchange of city-owned property with Lyle Young Welding for construction services on a

city building. The land being considered for exchange is 30 acres around Peacock Springs valued at \$80,000 and provide a water connection the His business. The city building to be constructed is a new Public Works storage shed to be built on property at 350 South 100 East. Due to the size of the property, the Council must hold a public hearing on the exchange before approving the sale/transfer of the property. That public hearing is tentatively scheduled for January 7, 2026.

Sewer Revenue Recovery Due to Billing System Error:

City Administrator Dennis Marker addressed the Council. He let them know that through the recent annual audit process, an input error was identified in the billing system. The council discussed the billing error, where incorrect formulas in the billing system resulted in underbilling large water users, including Central Utah Correctional Facility by \$118,000 for water and \$62,000 for sewer over two years. The council agreed to send letters to affected businesses, including the prison, to recover the undercharged amounts, with a two-year payment plan proposed.

Minutes

December 17th, 2025, Regular Council Meeting:

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

Roll Call:

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

December 17, 2025, Special Council Meeting:

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

Roll Call:

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

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

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

Roll Call:

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

Reports of Officers, Staff, Boards and Committees

Valerie Andersen:

Let the council know that there was a public comment submitted via email. She provided all of them with a copy and it is attached to the minutes.

Adjournment:

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

Roll Call:

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

Approval Date: January 7th, 2025

Michael Wanner, Mayor

Attest:

Valerie Andersen, City Recorder

Carlton Jensen
114 West 100 South
Gunnison, Utah 84634
December 26, 2025

Gunnison City Council
38 West Center Street
Gunnison Utah 84634

Dear City Council Members,

I am requesting this letter be submitted as my public comment for the December 29, 2025 City Council Meeting.

I am writing to provide feedback on the recent traffic study conducted by the Utah Department of Transportation (UDOT) Division of Traffic and Safety. Requested by Gunnison City, this report offers a comprehensive analysis of the state-managed highways within our city limits. While some of the recommendations may be controversial, I believe it is essential for the City to coordinate with UDOT and use these findings to make informed, data-driven decisions regarding our roadway corridors.

Speed Limit and Control Recommendations

Consistent with UDOT Policy 06C-25, the report recommends increasing the speed limit from 30 to 35 mph between mileposts 240.63 and 241.43 (approximately 500 South to 300 North). This aligns with a similar recommendation made in 2015. The City should work with UDOT to implement speed-management strategies, such as pavement markings, optical speed bars, radar signs, bulb-outs, or a 'road diet.'

The proposed road diet is particularly compelling. By reducing the highway from four lanes to two with a dedicated center turn lane, the City could significantly improve safety by reducing rear-end collisions and increasing pedestrian visibility. Furthermore, UDOT's recommendation to lower the speed limit in Centerfield from 45 to 40 mph would benefit Gunnison by slowing northbound traffic before it enters our city limits. I encourage Gunnison City to coordinate with both UDOT and Centerfield to see these changes implemented.

Pedestrian Hybrid Beacon at 600 South

According to the UDOT report, 600 South (Bulldog Boulevard) should be evaluated for a Pedestrian Hybrid Beacon (PHB), or HAWK beacon. This device would improve safety for

pedestrians, particularly high school students, crossing the highway. The Federal Highway Administration describes the PHB's operation as follows:

“The pedestrian hybrid beacon (PHB) is a traffic control device designed to help pedestrians safely cross higher-speed roadways at midblock crossings and uncontrolled intersections. The beacon head consists of two red lenses above a single yellow lens. The lenses remain “dark” until a pedestrian desiring to cross the street pushes the call button to activate the beacon, which then initiates a yellow to red lighting sequence consisting of flashing and steady lights that directs motorists to slow and come to a stop, and provides the right-of-way to the pedestrian to safely cross the roadway before going dark again.”

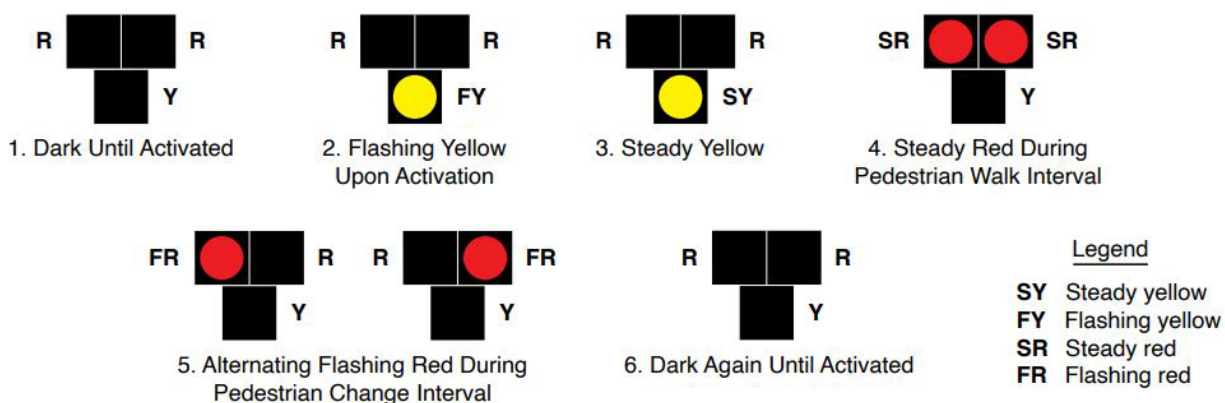


Figure 1: Function of a pedestrian hybrid beacon.

Crosswalks Across US-89/Main Street

Gunnison is an ideal home for young families, many of whom enjoy the city's walkability. To support this, I believe the City should follow UDOT's recommendation to install crosswalks across Main Street. While the report lists several options, I personally believe **100 South and 200 North** are the most logical choices, as these appear to be the most frequently crossed intersections.

Installation of a crosswalk should be accompanied by safety enhancements. The Federal Highway Administration warns that adding crosswalks without safety enhancements can actually increase the risk to pedestrians. UDOT specifies that crosswalks should be paired with low-level treatments such as advanced pedestrian warning signing, high visibility crosswalk, or pedestrian activated rectangular rapid flashing beacon (RRFB). I strongly advocate for the use of RRFBs. I have encountered these signals in Rexburg, Idaho; Ephraim, Utah; and Tremonton, Utah. I have found them to be incredibly effective at stopping traffic while remaining one of the most affordable signaled options available.

As the Federal Highway Administration explains:

“A marked crosswalk or pedestrian warning sign can improve safety for pedestrians crossing the road, but at times may not be sufficient for drivers to visibly locate crossing locations and yield to pedestrians. To enhance pedestrian conspicuity and increase driver awareness at uncontrolled, marked crosswalks, transportation agencies can install a pedestrian actuated Rectangular Rapid Flashing Beacon (RRFB) to accompany a pedestrian warning sign. RRFBs consist of two, rectangular-shaped yellow indications, each with a light-emitting diode (LED)-array-based light source. RRFBs flash with an alternating high frequency when activated to enhance conspicuity of pedestrians at the crossing to drivers.”



Figure 2: Function of a rectangular rapid flashing beacon and crosswalk.

I also recommend that the City install painted crosswalks and stop bars at every local intersection that feeds into Main Street (US-89). Beyond the highway, the City should also budget for more consistent road striping throughout our residential streets. Numerous transportation studies have demonstrated that clear pavement markings serve as a vital traffic-calming tool; by defining the travel way and narrowing the perceived lane width, striping naturally encourages drivers to reduce their speed. These markings also improve night-time visibility and reduce driver confusion, creating a safer environment for motorists and pedestrians alike.

Removal or Modification of Corner Planter Boxes

Gunnison City has made a significant investment in beautifying the Main Street Corridor, most notably through the large planter boxes at Center Street and 100 South. While these features enhance the city's aesthetic, they have also created a critical visibility hazard. In its report, UDOT observed:

“[T]he planter boxes and trees in the bulb outs obstruct the lower part of pedestrians approaching the pedestrian ramp, making it more difficult for approaching vehicles to perceive pedestrians attempting to cross US-89. As such, removal of the planter boxes or extension of the bulb outs could be considered...”

The planters also obstruct sightlines for those crossing Main Street on Center Street and 100 South. The city has received numerous complaints regarding this issue, including a formal request from local farmer Jared Sorensen after his daughter was nearly hit while trying to cross the highway in a farm loader at 100 South. This intersection is frequented by high-cab agricultural vehicles, whose visibility are particularly hindered by the trees. The planters give pedestrians a false sense of security while approaching the intersection—a factor that may have contributed to the tragic fatal accident in July 2025.

The planter boxes and trees also appear to be in violation of Gunnison Land Use Ordinance Section 1624, which requires a "clear view area" on major roads extending 45 feet from the intersection.

I recognize the time and money invested in these planters. However, to prioritize public safety, I recommend the city remove the trees and replace them with low-growing grasses and flowers. This solution preserves the beauty of the Main Street Corridor while restoring vital sightlines for drivers and pedestrians alike.



Figure 3: Red triangles outline the clear view area required by Section 1624 Gunnison Land Use Ordinance. Planter boxes and trees are within the required clear view area. Main Street and Center Street (Left). Main Street and 100 South (Right).

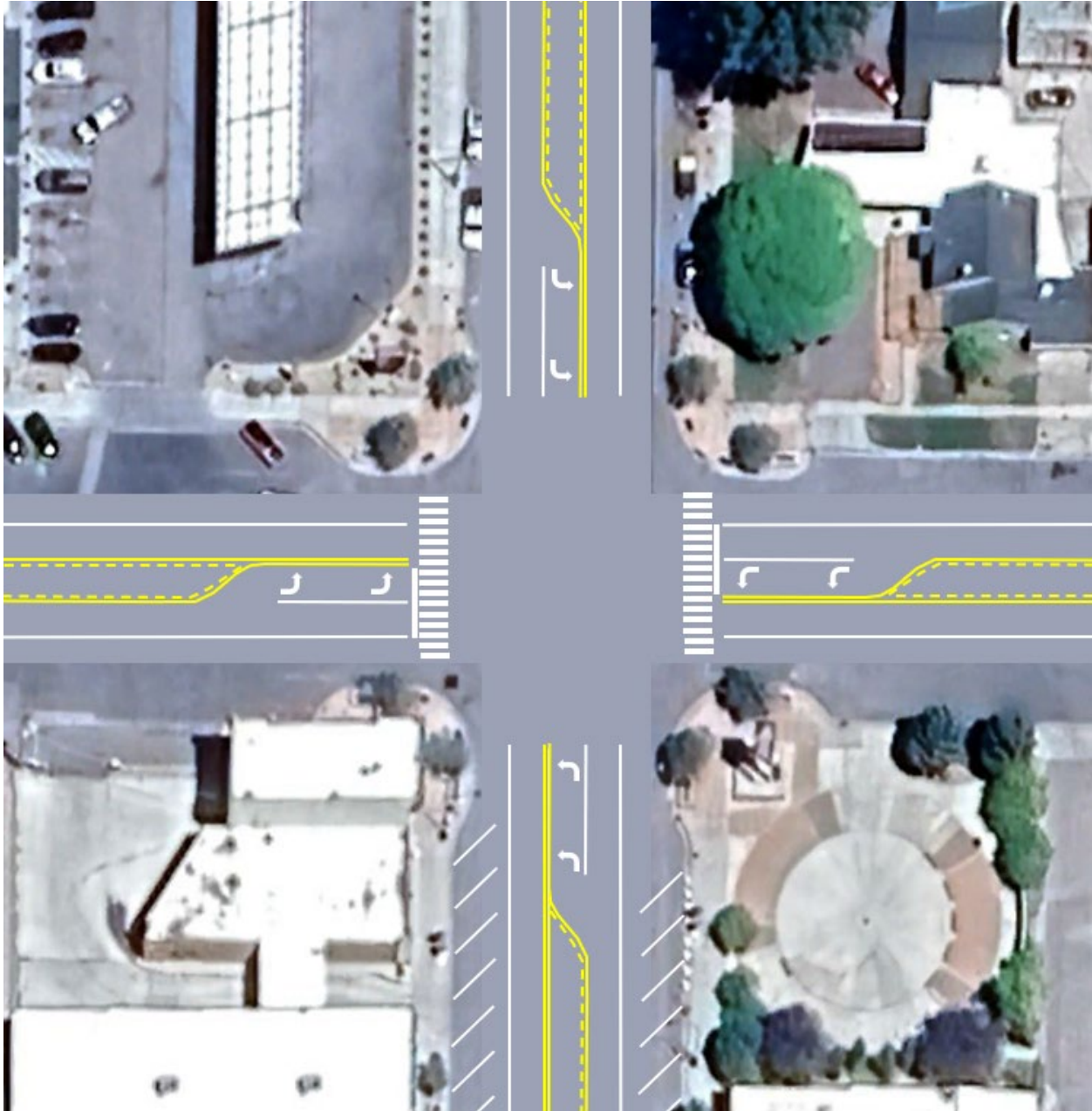
Thank you for the opportunity to provide feedback on this important study. It is my hope that the City Council will use UDOT's recommendations as a foundation for making our streets safer and more accessible. I believe that by coordinating with state officials and prioritizing these infrastructure enhancements, we can significantly improve the quality of life for everyone in Gunnison. I look forward to your response regarding these matters.

Sincerely,

Carlton Jensen
114 West 100 South
Gunnison, Utah 84634

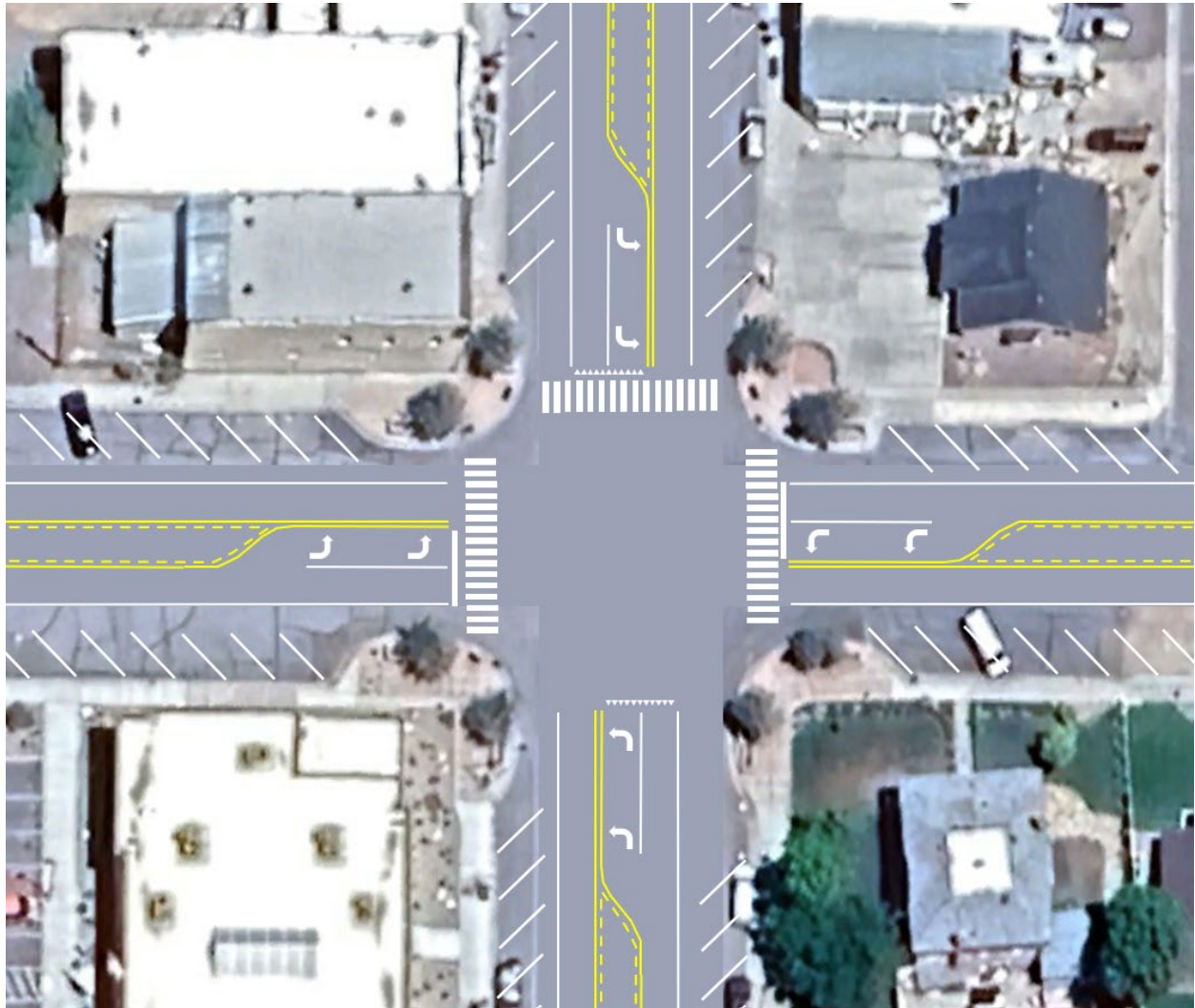
Possible Outcomes – Center Street

Here is what the intersection at Center Street might look like if a road diet was implemented with the addition of turning lanes and crosswalks.



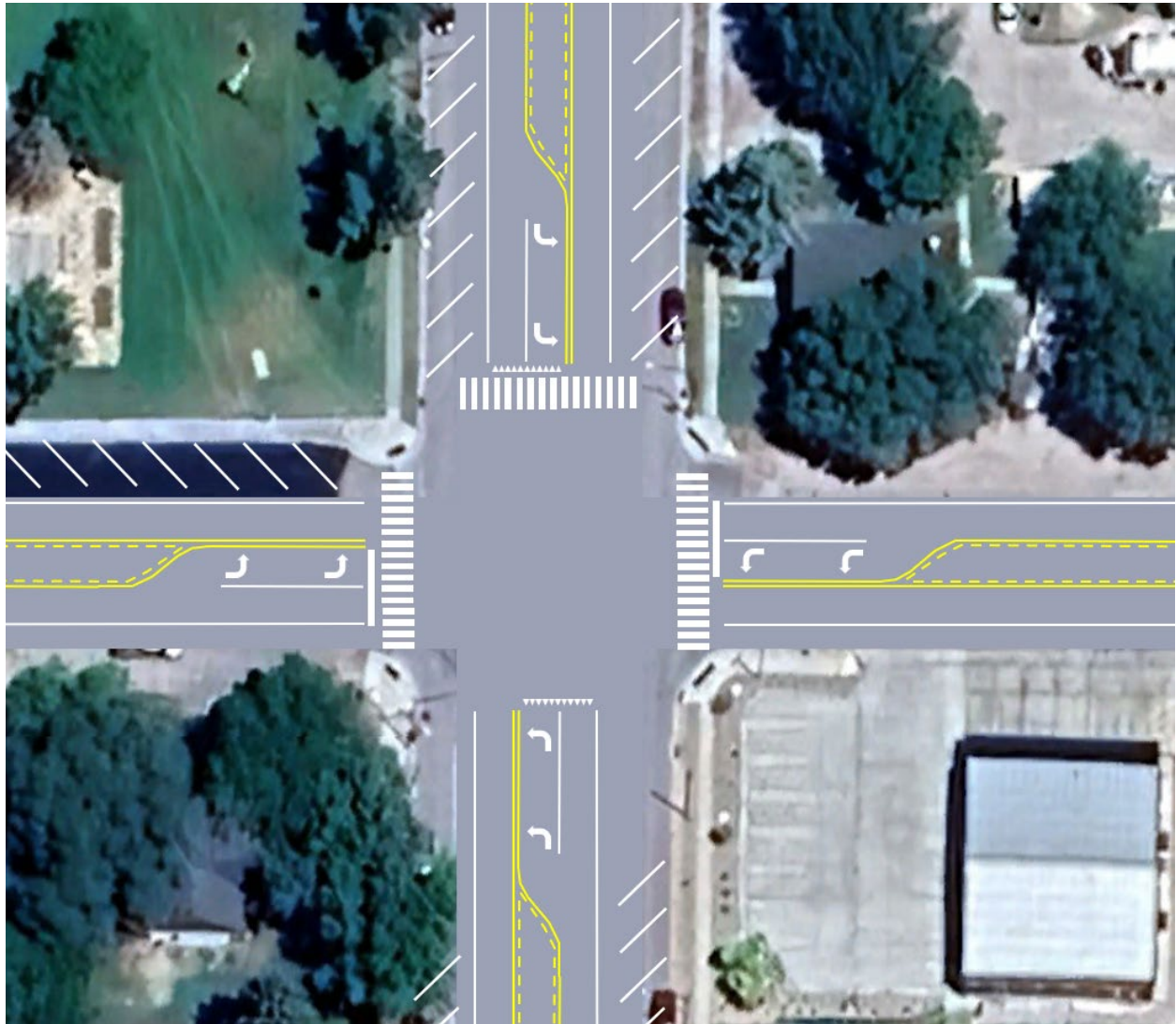
Possible Outcomes – 100 South

Here is what the intersection at 100 South might look like if a road diet was implemented with the addition of turning lanes and crosswalks. The crosswalk across Main Street should be installed in conjunction with signage and a pedestrian activated rectangular rapid flashing beacon.



Possible Outcomes – 200 North

Here is what the intersection at 200 North might look like if a road diet was implemented with the addition of turning lanes and crosswalks. The crosswalk across Main Street should be installed in conjunction with signage and a pedestrian activated rectangular rapid flashing beacon.



Report Criteria:

Detail report.
Invoices with totals above \$0.00 included.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-2221							
4009	IRS	2025.12.28	12/15/2025-12/28/2025	12/29/2025	5,722.77	5,722.77	12/31/2025
Total 10-2221:					5,722.77	5,722.77	
10-2225							
3570	UTAH RETIREMENT SYSTEMS	2025.12	LIABILITIES-RETIREMENT PAYA	12/30/2025	5.25	5.25	12/31/2025
3570	UTAH RETIREMENT SYSTEMS	2025.12.28	LIABILITIES-RETIREMENT PAYA	12/30/2025	4,127.58	4,127.58	12/31/2025
Total 10-2225:					4,132.83	4,132.83	
10-2231							
4003	PEHP FLEX	2025.12.28	FLEX - 12/15/2025-12/28/2025	12/30/2025	194.23	194.23	12/31/2025
Total 10-2231:					194.23	194.23	
10-2232							
2390	PEHP LTD PROGRAM	2025.12.28	LIABILITIES- 12/15/2025-12/28/2	12/30/2025	89.23	89.23	12/31/2025
Total 10-2232:					89.23	89.23	
10-41-24							
31	AMAZON BUSINESS	1WNL-QD39-V	COUNCIL - CRYSTAL TROPHY A	12/25/2025	155.69	155.69	12/31/2025
Total 10-41-24:					155.69	155.69	
10-41-60							
4170	TWIN PEAKS CONSTRUCTION	656	COUNCIL - CLOCK FOR MAYOR	12/29/2025	95.00	95.00	12/31/2025
Total 10-41-60:					95.00	95.00	
10-49-24							
31	AMAZON BUSINESS	19FL-PD1F-HC	ADMIN - CUSTOM ENGRAVED N	12/29/2025	10.92	10.92	12/31/2025
31	AMAZON BUSINESS	1WNL-QD39-V	ADMIN - COPY PAPER, PERSO	12/25/2025	52.24	52.24	12/31/2025
Total 10-49-24:					63.16	63.16	
10-49-34							
1970	LES OLSON COMPANY	EA1634131	FRONT OFFICE - 11/23/2025-12/	12/23/2025	101.15	101.15	12/31/2025
Total 10-49-34:					101.15	101.15	
10-49-60							
4157	ORA GONZALEZ	2025.12	ADMIN - WELLNESS GYM MEM	12/31/2025	84.00	84.00	12/31/2025
Total 10-49-60:					84.00	84.00	
10-51-40							
31	AMAZON BUSINESS	1KW3-WF9R-6	CITY HALL - CLEANER	12/30/2025	45.99	45.99	12/31/2025
Total 10-51-40:					45.99	45.99	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-54-31							
1970	LES OLSON COMPANY	EA1634131	POLICE - 11/23/2025-12/22/2025	12/23/2025	26.67	26.67	12/31/2025
Total 10-54-31:					26.67	26.67	
10-60-25							
2755	SAFETY SUPPLY & SIGN CO. IN	196433	STREETS - OBJECT MARKER	12/15/2025	224.28	224.28	12/31/2025
Total 10-60-25:					224.28	224.28	
10-61-25							
2422	PICKETT FARMS LLC	592499	STREETS - SPRAYING WEEDS	11/30/2025	14,755.00	14,755.00	12/31/2025
Total 10-61-25:					14,755.00	14,755.00	
10-75-31							
1970	LES OLSON COMPANY	EA1634131	LIBRARY - 11/23/2025-12/22/202	12/23/2025	54.88	54.88	12/31/2025
Total 10-75-31:					54.88	54.88	
21-40-24							
3996	CINTAS CORPORATION	5309396301	POOL- HARD SURFACE DISINF	12/23/2025	7.53	7.53	12/31/2025
Total 21-40-24:					7.53	7.53	
21-40-25							
2480	CULLIGAN QUENCH USA, INC	INV09992492	POOL - WATER DISPENSER 12/	12/17/2025	39.95	39.95	12/31/2025
Total 21-40-25:					39.95	39.95	
21-40-40							
31	AMAZON BUSINESS	1VXQ-3K7H-D	POOL - 1 GALLON PROPYLENE	12/29/2025	37.01	37.01	12/31/2025
Total 21-40-40:					37.01	37.01	
22-40-60							
3913	I-FOUR MEDIA	30791	FIRE - CHRISTMAS JACKETS F	12/23/2025	1,951.22	1,951.22	12/31/2025
Total 22-40-60:					1,951.22	1,951.22	
51-81-24							
2445	POSTMASTER	2025.12	WATER-	12/31/2025	338.83	338.83	12/31/2025
Total 51-81-24:					338.83	338.83	
51-81-25							
4169	GRISWOLD INDUSTRIES	933540	PI - SORENSON WELL REPAIRS	12/16/2025	1,976.00	1,976.00	12/31/2025
2895	SCHOLZEN PRODUCTS CO., IN	6955327-00	PI - ALLEGRO METER	12/16/2025	5,084.04	5,084.04	12/31/2025
Total 51-81-25:					7,060.04	7,060.04	
Grand Totals:					35,179.46	35,179.46	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
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Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

- Detail report.
- Invoices with totals above \$0.00 included.
- Paid and unpaid invoices included.