



CITY COUNCIL MEETING

Notice is hereby given that the City Council will hold a City Council meeting at **6:00 pm, on Wednesday, March 4, 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. Appointments, Recognitions, and Awarding of Bids
 - a. GVHS Swim Team - 2026 2A State Champions
6. Discussion and Possible Action Items
 - a. Conditional Use Permit for Campground at 395 S. Main Street Pgs 2-7
 - b. Request for Donation to Children's Theatre Intensive Pg 8
7. Ordinances and Resolutions
 - a. Ordinance 2026-01 Rezoning 11.36 acres from Agriculture (A-1) to Rural Residential (RR) Pgs 9-13
8. Minutes
 - a. February 18, 2026, Regular Meeting Pgs 14-19
9. Bills for the period ending February 26th, 2026, totaling \$65,673.61 Pgs 20-23
10. Reports of Officers, Staff, Boards, and Committees
11. Reports by Mayor and Council Members
12. EXECUTIVE SESSION (May be called to discuss the character, professional competence, or physical or mental health of an individual)
13. EXECUTIVE SESSION (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
14. 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 posted on www.gunnisoncity.org, as well as posted on the State of Utah's Public Notice Website.

/S/ Valerie Andersen, City Recorder



Memorandum

To: Mayor Wanner and City Council via Planning Commission
From: Dennis L. Marker, City Administrator/Zoning Administrator
Date: February 20, 2026
Re: Conditional Use Review of Campground at 395 South Main Street

The Request

Janet Hanson-Haight, who represents the Janet Joye Hanson Revokable Trust (“Trust”) that owns the Paradise Motel at 395 S. Main Street, is requesting a Conditional Use Permit to operate a short-term RV campground on the Trust property. The campground would accommodate up to 12 spots and would be connected to city utilities. The motel would remain with the RV camping area located to the east of the motel on undeveloped parts of the property. The property is zoned R&C, where the proposed use is required to obtain conditional use approval before a building permit can be issued.

Action Needed

The City Council, acting as the land use authority for these matters, can take final action on the request. The Council can approve, conditionally approve, and in special circumstances, deny the application. (State law 10-20-506 requires cities to approve conditional use permits if “reasonable conditions can be proposed or imposed to mitigate reasonably anticipated detrimental effects of the proposed use.”)

Standards of Review

The standards for reviewing a conditional use request are found in Chapter 8, Section 803 of the Land Use Code and are as follows:

Standard	Proposal Status
The proposed use is a Conditional Use within the Zoning District as identified in Appendix A, Table of Uses.	The proposed use is found in Appendix A as “Campground” and listed as a “C” (conditional use) in the R&C Zone.
The proposed sign is a Conditional Use within the Zoning District as identified in Chapter 19.	Not applicable.

The proposed use or sign complies with all requirements of the Zoning District, including the minimum area, setbacks, height, and all other requirements as applicable.	The proposal does not include construction of buildings so all setbacks and height requirements are met. The Technical Review Committee (TRC) is still reviewing the concept plans for general considerations (see Technical Review Comments below). The major item of note so far is that UDOT must review the request. Any TRC comments will need to be addressed before starting construction of the project.
The proposed use will be conducted in compliance with the requirements of this Ordinance, all other applicable Land Use Ordinances, and all applicable Federal, State, or Local requirements and regulations.	As noted, all TRC comments will need to be met before starting construction.
The property on which the use is proposed is of adequate size to permit the conduct of the use in a manner that will not be detrimental to adjoining and surrounding properties.	The property appears sufficient to accommodate up to 12 “camp” spots (see concept plan below).
The proposed use and site plan or sign complies with all site plan and building requirements, as provided and required by this Ordinance and this Chapter.	The applicant is working with the TRC to address any development concerns. A condition of approval can include all TRC comments being addressed to the satisfaction of the city.
The proposed use and site plan complies with all applicable dedication requirements of the City and provides the necessary infrastructure, as required.	There are no dedication requirements associated with this development. The applicant will need to expand or connect to infrastructure as determined by the City Engineer.
The proposed use or sign at the proposed location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the City.	No additional signage has been proposed at this time. Any new signage will need to have a separate permit and be reviewed against the city’s sign regulations.

Additional Development Criteria:

The land use code includes regulations for new site development on a variety of topics. The following table indicates the proposals compliance and/or recommended changes needed.

Code	Standard	Proposal Status
MC Title 9	Availability of Utilities	Connections to the city’s utilities will be monitored and inspected by Gunnison Public works. The applicant will have to pay any impact fees related to the proposed use.
LU Title 18	Parking	There is no specific parking requirement for this use. The proposed number of parking stalls is limited to reasonable spacing and turning movements for RVs. (See TRC Comments).
LU 1710	Landscaping	The applicant is proposing a grass area and tree per camping spot. A more formal landscaping plan with irrigation details must be approved before construction begins.
LU 1809	Site Lighting	No site lighting is proposed.
LU 1711	Architectural Standards	No structures are proposed.

LU Title 19	Signage	No additional signage has been proposed at this time. Any new signage will need to have a separate permit and be reviewed against the city's sign regulations.
	Storm Drainage	The proposal to maintain a gravel driving surface throughout the camping area should generate minimal storm drain needs. This will be further considered by the TRC if the Conditional Use is granted.

Technical Review Committee Comments

The Technical Review Committee members have returned the following comments to date:

Police

"I do not see any issues from a law enforcement perspective. With only 9-12 being back there, there should not be many issues with vehicle turning in or exiting the property onto Main St."

Fire

1. The State recently provided guidance for RV spacing within RV camp areas. Additional research will be conducted to comment on this element.
2. The closest fire hydrant is on the west side of Main Street. That is a long haul for fire response and would require closing Hwy 89 in the event of a fire. An additional hydrant may be necessary for fire protection.
3. Due to the depth of the property, a turnaround area needs to be provided for fire vehicles.

Water and Sewer

1. Question having separate sewer connections for each camp site versus a single RV dump connection.
2. Will need to provide more details about water and sewer connections to the existing service laterals on the property.

Engineering

1. Water-I see that they have two options to connect to water: cross on the west side of Main Street (UDOT specs and approval for the highway bore) and/or obtain easements to bring water from 300 South.
2. Fire Chief has the ultimate say on if fire protection is required, but assuming that it is required, they would need to extend an 8" water main to a hydrant location. After the hydrant location, they could go through a meter and have a 4" main on the customer side of the meter. The details on how they bring water to each site are important, so we will want to review that if the CUP is approved.
3. Sewer would need to sewer west back to Main Street (once again UDOT approval on the encroachment). A 6" sewer might be adequate depending on slopes. Possible upsize to 8" if slopes are relatively flat, or a dump station is provided for off-site public to use.
4. The current concept plan does not provide any provisions for an approved turnaround space per Appendix D of the International Fire Code (IFC). A hammerhead, or modified hammerhead might be the only option. This likely means losing a stall or two.
5. Parking for the current motel must be provided and shown to meet current City ordinances. I see stalls there that seem adequate on the surface, but a table showing the calculations based on the number of units would be helpful.

6. A site plan, utility plan, grading plan, drainage plan, and details should be developed per Gunnison City development code for full review, should the CUP be approved.
7. The Planning Commission and city council may want to evaluate fencing, landscape, and road surface options as part of the conditions for a CUP. Length of stay, and permanent structures may also be a consideration.

UDOT

“We will have to update their conditional use permit. When there is a change of use of a conditional access we do have Administrative Rules that could impact the business' requirements based on the increased intensity of use of their access. If the changes generate a great enough impact to the area it could influence what is required of the business. In this instance, I'm not sure what it could result in other than a left turn option, but that is a little challenging based on the whole corridor. But it is always best for them to go through our permits group so they don't have any challenges in the future.”

Recommended Action

The Planning Commission reviewed the proposal during its February 25 meeting and forwarded a positive recommendation to the Council with the following findings and condition.

Findings:

1. The use is consistent with the criteria for conditional uses outlined in City Code.
2. The use will enable additional hospitality services that are in seasonal demand in Gunnison
3. The use will utilize currently underdeveloped property along Main Street.
4. The Technical Review Committee is still reviewing the request and any findings of the TRC will have to be addressed before the project moves forward.

Condition:

1. The applicant continues to work with the Technical Review Committee to address any applicable site conditions or development requirements.



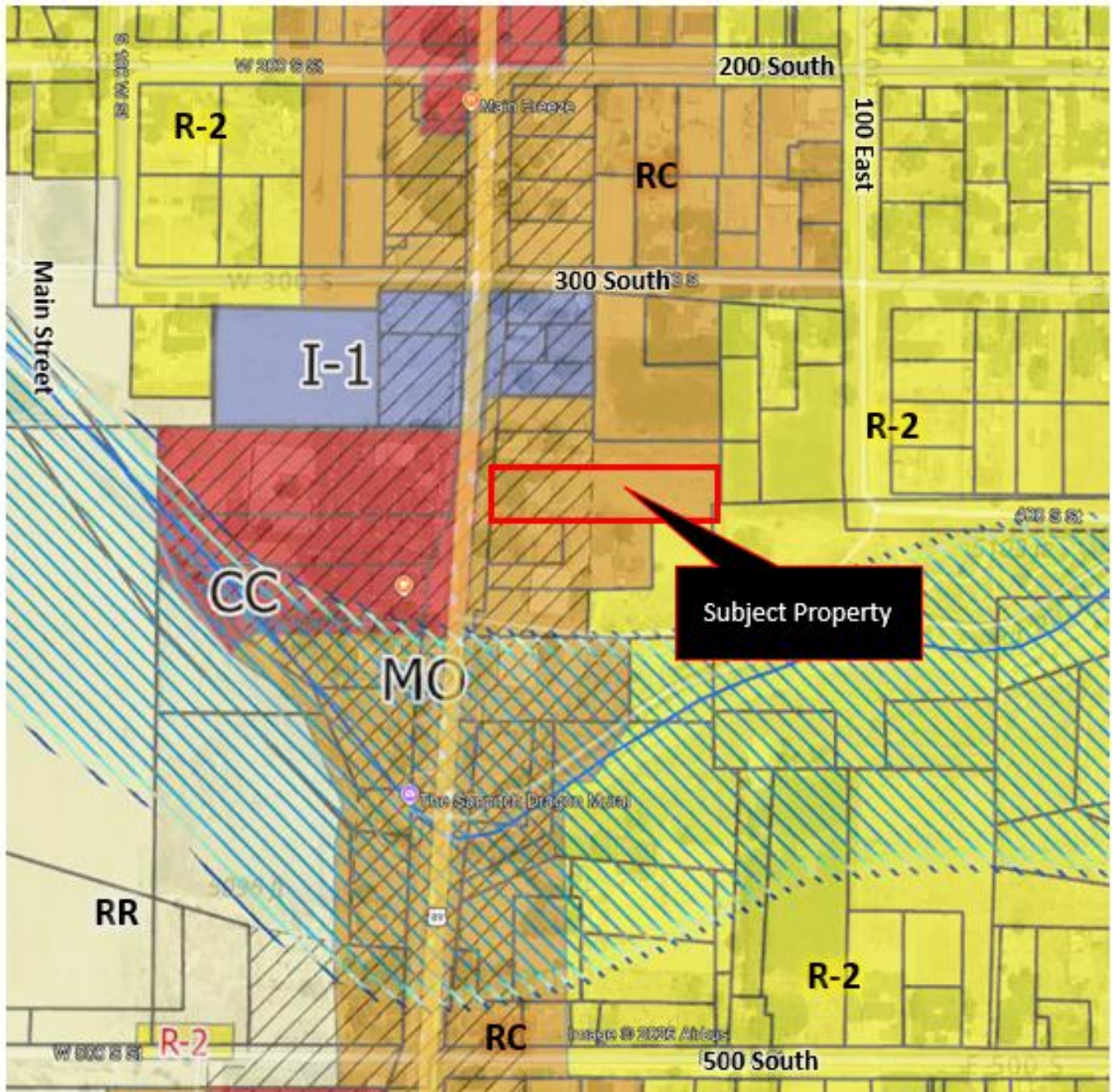
Janet Hanson-Haight Conditional Use

Current Zoning: RC

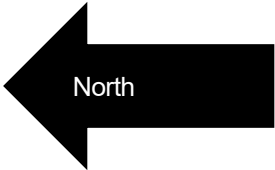
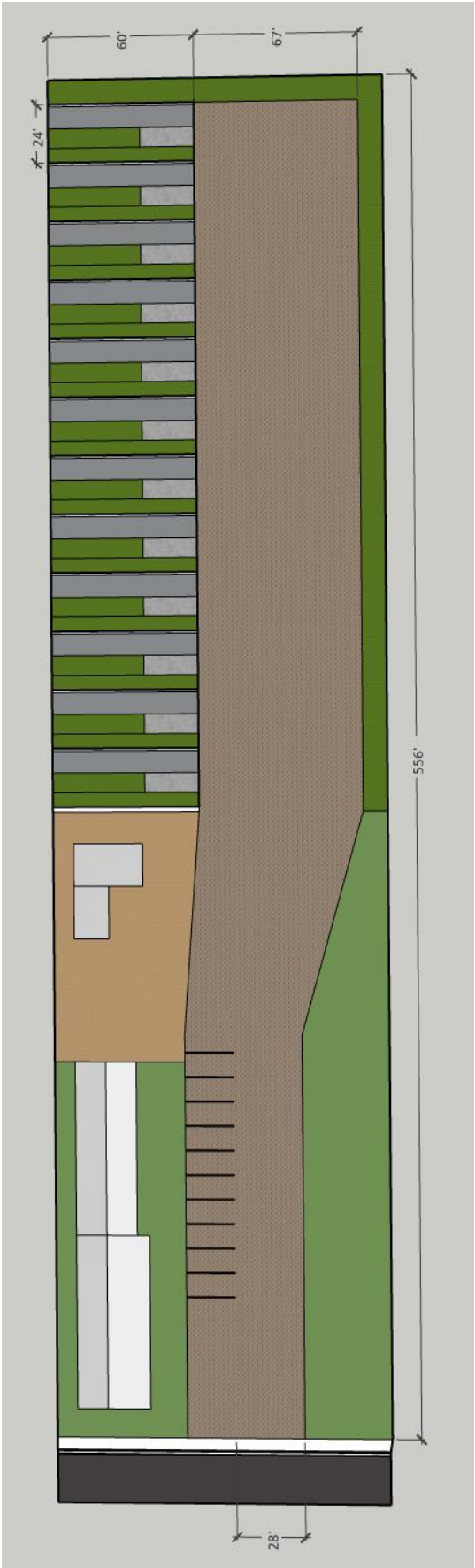
Proposed Use: Campground

Acres: 11.36 +/-

Properties: 1



Concept of Campground Layout
Prepared by Dennis Marker based on drawings provided by the Applicant.





Memorandum

To: Mayor Wanner and City Council
From: Dennis L. Marker, City Administrator
Date: February 27, 2026
Re: Request for Donation to the 2026 Summer Youth Theatre Intensive

In March 2025, the Council approved a donation of \$600 to the Summer Youth Theatre Intensive. The theatrical camp organizer is asking if the city will make another contribution this year.

LEGAL STANDING

It was brought to the Administration's attention that the Utah Constitution (Article VI, Section 19) prohibits municipalities from lending their credit or subscribing to stock or bonds in aid of any private individual or corporate enterprise or undertaking. Title 10, Chapter 8 of the Utah Code annotated 1953 (UCA) as amended, further provides that any transaction of the city must be corporate in purpose (UCA §10-8-2), meaning the city shall receive value for value and adequate consideration for all expenses. UCA §10-8-2(1)(a)(v) provides an exception to this rule if a city desires to waive fees or provide “nonmonetary assistance” to a nonprofit entity.

UCA §10-8-2(3) provides, “It is considered a corporate purpose to appropriate money for any purpose that, in the judgment of the municipal legislative body, provides for the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of the inhabitants of the municipality subject to this Subsection [\(3\)](#).” And that the “municipal legislative body shall establish the criteria for a determination under this Subsection (3).”

CRITERIA FOR CONSIDERATION

Based on the legal authorities of the city, established under the State Constitution and Utah Code, Gunnison is not authorized to give donations to an individual or corporate enterprise. The one exception to this is if the city waives fees or provides “nonmonetary” aid to a non-profit.

Gunnison is permitted to purchase materials or services considered to be a “corporate purpose” so long as those purchases are made in accordance with criteria established by the City Council. When the city is approached by a non-profit group or other community-oriented service organization, the City Council might consider if a purchase of services is warranted.

- Will the City derive an equivalent corporate purpose benefit from the service, good, or non-monetary benefits offered by the organization?



Memorandum

To: Planning Commission

From: Dennis L. Marker, City Administrator

Date: February 21, 2025

Re: Rezoning of Approximately 11.36 acres from Agriculture (A-1) to Rural Residential (RR) at approximately 700 East Center Street

PUBLIC HEARING ITEM

The Request

Mr. Bruce Christensen owns K.C. Farms, which is located near the east limits of Gunnison City off of Center Street, is requesting that a portion of the farm be rezoned. The property is currently zoned Agriculture (A-1) which requires that new homes must have 40 acres. The intent is to subdivide a 1-2 acre parcel from the farm so a relative can have a place to build a home. The Rural Residential (RR) zone permits lots of 1 acre in size. The current use of the property is agriculture. The proposed rezone includes the current Christensen home, which sits on less than 40 acres, and the area where the new lot will be created.

Action Needed

The Planning Commission needs to conduct a public hearing and then consider the city standards for amending the zoning regulations before making a recommendation to the City Council on the request.

Standards of Review

The standards for the Commission to use in reviewing a request for a rezone or amending the code are outlined in section 603 of the Land Use Ordinances and are as follows:

	Standard	Proposal considerations
1.	The effect of the proposed amendment on the overall well-being of the city.	The proposal enables a current farming operation to utilize its property for the benefit of the farming family, which promotes agricultural sustainability in the community. The location of the proposed single home site will have a negligible impact on the community.
2.	The effect of the proposed amendment on the public health, welfare, and safety.	
3.	The effect of the proposed amendment on the interests of the City, and its residents.	
4.	The ability of the City, and other service providers, as applicable, to provide all infrastructure, facilities, and services required by the proposed uses and activities allowed by the proposed amendment.	The proposed home site will be located adjacent to city water services, and water will need to be dedicated to the city before a connection to the system occurs. The site is too far from sewer services and will have to use a county healthy department approved septic system for wastewater disposal.

5.	Compatibility of the proposed uses, if applicable, with nearby and adjoining properties.	The proposal enables a current farming operation to utilize its property for the benefit of the farming family, which promotes agricultural sustainability in the community. Our Valley Our Vision indicates that this property would continue as an agricultural operation in the community. Allowing the farm to provide housing for a family member that will contribute to the farm operations is an agricultural supportive action.
6.	The suitability of the properties for the uses and activities proposed.	The proposed area of the property for development is not currently part of the active agriculture operations. As such, it is a surplus area that can be developed for farming supportive purposes.
7.	The effect of the proposed amendment on the existing goals, objectives, and policies of the General Plan, and listing any other revisions to the City's Land Use Ordinances, and any other Ordinances required to implement the amendment.	As noted above, the proposal would support a local agriculture operation, it would improve an underutilized piece of property, and would be reviewed under the city's development standards for compliance with all applicable laws.

Recommended Action

It is recommended that the Planning Commission forward a positive recommendation to the City Council for the proposed rezoning, as illustrated in Exhibit A of this memo, based on the following findings and conditions:

Findings:

1. The Planning Commission has authority to review all amendments to city land use regulations.
2. The proposed rezoning facilitates an agriculture supportive use and improves an underutilized piece of property. The proposal supports economic and land use goals of the city's general plan.
3. The proposal meets or can meet the review criteria outlined in Section 603 of the city's land use ordinances.

Conditions:

1. That the applicant complete the necessary subdivision and building permit review processes required by City, including dedication of water relative to the size of property being developed.

ORDINANCE 2026-01

AN ORDINANCE REZONING 11.36 ACRES FROM AGRICULTURE (A-1) TO RURAL-RESIDENTIAL (RR) AND, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Gunnison City is a fifth class city of the state of Utah; and

WHEREAS, Cities in the State of Utah are authorized to enact Land Use Regulations in order to promote and protect the health, safety and welfare of the community; and

WHEREAS, the Gunnison City Planning Commission reviewed the proposed rezoning and after a properly noticed public hearing, which was conducted on February 25, 2026, has forwarded a positive recommendation for the zoning map changes to the City Council; and

WHEREAS, The City Council has determined that the proposed amendment will promote and protect the health, safety, and welfare of the community.

NOW THEREFORE, BE IT ORDAINED BY THE GUNNISON CITY COUNCIL THAT:

Section I. Amendments Adopted. The City zoning map shall be amended as provided in Attachment A of this Ordinance.

Section II. Contrary Provisions Repealed. Any and all other provisions of the Gunnison City Municipal Code that are contrary to the provisions of this Ordinance are hereby repealed.

Section III. Codification, Inclusion in the Code, and Scrivener's Errors. It is the intent of the City Council that the provisions of this ordinance be made part of the Municipal Code of Gunnison City, Utah as adopted, that sections of this ordinance may be re-numbered or re-lettered, that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Sections of the ordinance may be re-numbered or re-lettered. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

Section IV. Severability. If any section, phrase, sentence, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section V. Posting and Effective Date. Prior to 5:00 p.m. on March 5, 2026, the City Recorder shall: (a) deposit a copy of this ordinance in the official records of the City; and (b) post a copy of this ordinance in three places within the City. This ordinance shall become effective at 5:00 p.m. on March 5, 2026.

ADOPTED AND PASSED by the City Council of the City of Gunnison, Utah this 4th of March, 2026.

Michael Wanner, Mayor

ATTEST

Valerie Andersen, City Recorder

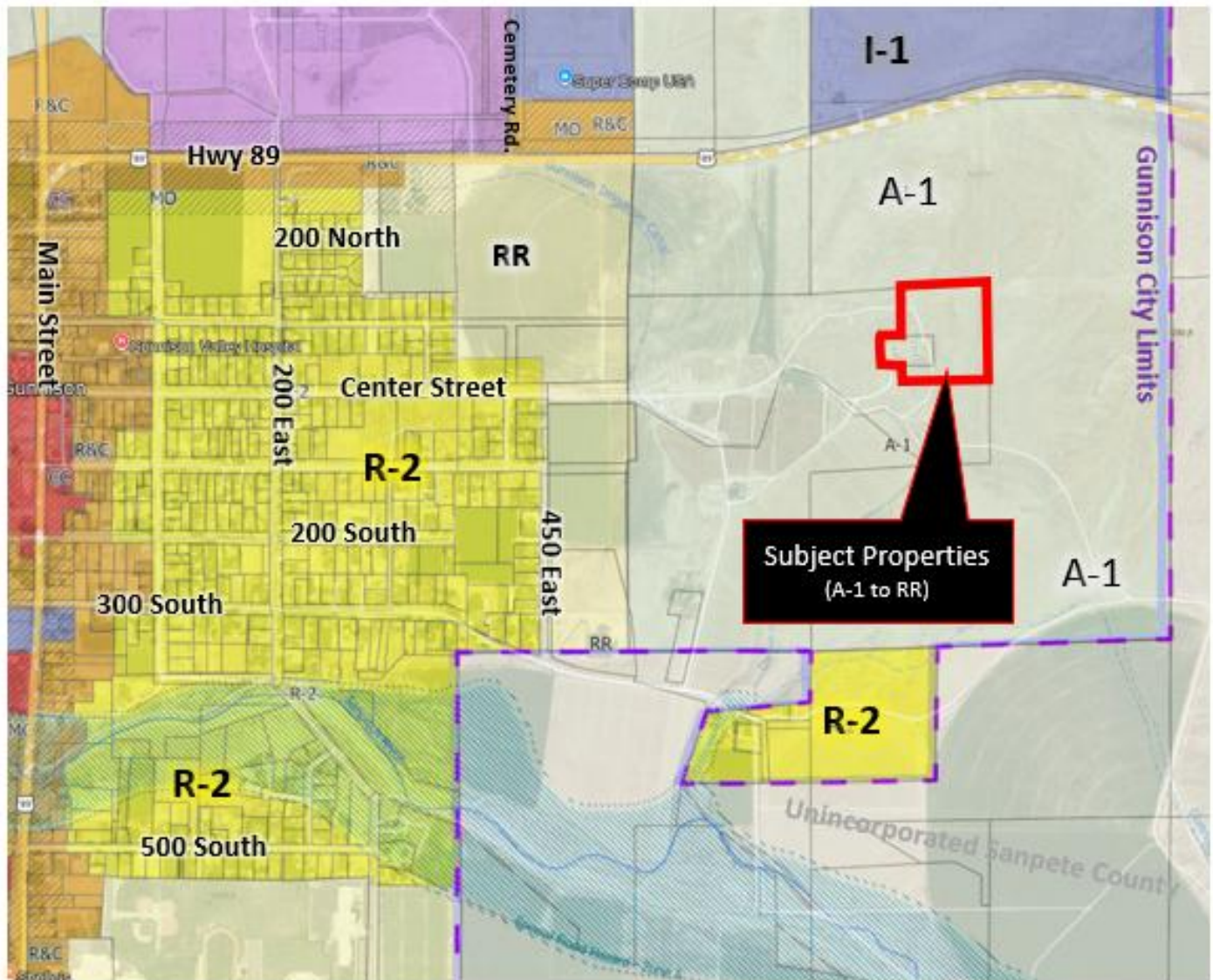
Councilmember Donald Childs	_____
Councilmember Stella Hill	_____
Councilmember Brian Nielson	_____
Councilmember Rohn Peterson	_____
Councilmember Kim Pickett	_____



K.C. Farms Rezone

Current Zoning: A-1
Acres: 11.36 +/-

Proposed: RR
Properties: 2



Property Description: Being in T. 19 S., R. 1 E., SLB&M, Section 15, including the $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$, and also the property in the southwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ by Sanpete County parcel ID# 000002575X.





City Council Meeting

February 18th, 2026

City Council Chambers, 38 West Center

6 P.M. Mayor Wanner opened the meeting.

Roll Call:

Brian Neilson, Kim Pickett, Rohn Peterson, Donald Childs, Stella Hill, Michael Wanner

Invocation/Inspirational Thought:

Given by Councilor Stella Hill

Pledge of Allegiance:

Led by Mayor Wanner

Public Forum:

No public comment

Discussion and Possible Action Items

City Contribution to Youth Theater Program:

The council discussed a request for a donation to a youth theater program, which had been funded in the past but raised concerns about compliance with state gift clause restrictions. Dennis explained that the council could establish criteria and parameters for distributing discretionary funds to ensure compliance and public benefit. The council considered creating a formal grant program for cultural and economic initiatives, like how they apply for grants themselves. The Council agreed that they would like to bring this back for farther discussion.

Councilor Nielson made the motion to table the action item; Councilor Childs seconded the motion.

Roll Call:

Nielson: Yes, Pickett: Yes, Peterson: Yes, Childs: Yes, Hill: Yes

Tarr Canyon Project Funding:

City Administrator Dennis Marker reported that during mandatory training with the USDA, the City was informed that although it had been awarded the \$5 million Community Project Funding (CPF) grant, it must still complete the formal application and environmental review processes. At the recent council retreat, concerns had been raised that without obtaining a USDA loan, the

City's application might not be expedited. However, during the training, USDA officials clarified that projects awarded CPF funds are subject to a streamlined, expedited review process, even without an accompanying loan.

Based on that clarification, Dennis determined that pursuing a USDA loan solely to "grease the wheels" was unnecessary. USDA indicated that if the City did seek a loan, the minimum amount would be \$500,000 at 3.75% interest over 40 years. Instead, He recommended using \$125,000 from the existing \$2.7 million CIB loan as the required 25% non-federal match for the CPF funds. They noted that it was still unclear whether the CIB loan would require separate closings or could be tracked internally without splitting the loan.

The Council discussed the financial implications, including a potential average monthly increase of approximately \$12 if the full CIB loan were utilized. Staff expressed hope that project costs would come in under budget, potentially reducing the loan amount needed.

The discussion also addressed the anticipated impacts of House Bill 501, which would require municipalities seeking state funding to meet water rate thresholds based on median household income, as determined by a statewide study conducted by Zions Bank. Councilmembers expressed concern that the mandated rate structure would likely exceed the City's project-related rate increases. They discussed the importance of timing and messaging so residents would understand that future rate increases were largely driven by state legislative requirements rather than solely by the Tarr Canyon project. Additional future fees, including a state-imposed water system monitoring fee effective July 1, 2027, were also noted.

Ultimately, the Council agreed that moving forward without a USDA loan was the most financially prudent option. A motion was made to proceed with Option A for North Canyon project funding, utilizing CIB loan funds as the federal match.

Councilor Pickett made the motion to go with option one, Councilor Childs seconded the motion.

Roll Call:

Nielson: Yes, Pickett: Yes, Peterson: Yes, Childs: Yes, Hill: Yes

Minutes

February 4th, 2026, Regular Council Meeting:

Councilor Nielson made the motion to approve the minutes for February 4th, 2026, regular council meeting, Councilor Pickett seconded the motion.

Roll Call:

Nielson: Yes, Pickett: Yes, Peterson: Yes, Childs: Yes, Hill: Yes

Bills for period ending February 13th, 2026, totaling \$136,249.19:

The Council discussed the possibility of strengthening documentation of the payment workflow. Staff agreed to provide a written synopsis and flowchart of the accounts payable process, including mission statements and internal deadlines, to ensure clarity and accountability.

Councilor Childs made the motion to approve the bills for the period ending February 13th, 2026, totaling \$136,249.19, Councilor seconded the motion.

Roll Call:

Nielson: Yes, Pickett: Yes, Peterson: Yes, Childs: Yes, Hill: Yes

Reports of Officers, Staff, Boards and Committees

Valerie Andersen:

City Council pictures will be on March 4th

Dennis Marker:

He reported that the City had received approval for its first 75% reimbursement request under the grant from the Governor's Office of Economic Opportunity for the industrial park project. The City expected to receive a check for over \$300,000 and planned to place the funds in an interest-bearing account until the project moved forward, allowing the City to earn additional interest in the meantime.

He reminded the Council of an upcoming meeting with Utah Department of Transportation (UDOT) regarding the proposed Main Street sidewalk crossing. The meeting included a virtual plan review followed by an on-site visit. The discussion included whether four trees near Main Street would need to be removed to accommodate the crosswalk. UDOT had indicated that if the trees were not removed, the crosswalk would not be approved. Council members discussed the possibility of relocating the trees using professional services and agreed to at least explore that option. It was also noted that any replacement landscaping would need to remain low profile to maintain visibility and meet UDOT requirements.

Dennis reported that the Planning Commission would meet the following Wednesday to review several items:

- A home-based trucking business license application requiring Planning Commission approval under current code.
- A zone change request from the Christensen family to rezone a portion of property from Agricultural (A1) to Rural Residential (RR) to allow subdivision of a one-acre lot for a family member.

- A conditional use permit request from the Paradise Motel at 395 South Main to develop 9–12 short-term RV camping spaces on the unused rear portion of the property. The Council would serve as the final approval authority on that conditional use permit. UDOT would review any additional traffic impacts related to the RV park access from Main Street.

Regarding the Tarr Canyon well project, Dennis stated that the drilling rig was being set up on site and that full boring operations were expected to begin soon.

He also provided legislative updates. House Bill 501 had already been discussed. He noted that House Bill 236 would affect the truth-in-taxation process by potentially requiring municipalities to prepare two budgets—one with a tax increase and one without—though a substitute bill was being considered that would instead require an exhibit outlining impacts if an increase were not adopted.

Dennis also discussed House Bill 184, which would significantly limit municipal zoning authority. The bill would allow applicants to submit incomplete proposals and require cities to act within 30 days or risk automatic approval, even if proposals did not comply with local zoning standards. The Utah League of Cities and Towns opposed the bill and encouraged cities to monitor it closely and contact legislators. Representative Ray Ward was identified as the bill’s sponsor, and concerns were raised about its potential impact on local control. Although the bill had faced pushbacks and was currently stalled, there was discussion that it could be amended or reintroduced.

Finally, Dennis informed the Council of a March 17 meeting of inland port project areas across the state in Salt Lake City. The meeting would include networking and training for port area managers. Councilor Brian Nielson offered to attend and represent the City if directed by the Mayor and Council.

Reports by Mayor and Council Members

Brian Nielson:

Discussed House Bill 501 and acknowledged that it would raise water rates for residents. They reviewed the substitute version, which allowed cities to keep the additional revenue locally rather than sending it to the state. The required timeline would have mandated compliance by 2027 for funding eligibility and by 2031 for all systems.

The REC Board reported that it approved required sex offender registry checks for coaches but declined full background checks due to cost. The board also addressed out-of-compliance football helmets and planned a staggered recertification schedule. Volunteers agreed to help construct the shed without City funding.

Kim Pickett:

Discussed ideas for celebrating the upcoming 250th anniversary of the Fourth of July. He suggested decorating the downtown area, particularly the block from 1st South to Main Street near the clock tower, with star decorations and red, white, and blue lighting in the trees. The Council also discussed the condition of the flags currently displayed on Main Street. It was noted that they were dirty and should be taken down, cleaned or replaced, and stored properly to extend their lifespan. Additionally, there was brief discussion about the music at the clock tower, including ensuring it could be operated properly from the office.

Rohn Peterson:

On the 12th, Rohn attended a sewer board meeting, primarily focused on wastewater issues and waste removal challenges. JD was reviewing options to address waste disposal concerns and continued to evaluate solutions.

The board reported ongoing hydrogen sulfide (H₂S) issues in some of the pipes, which were being monitored and investigated further. A wastewater master plan was discussed, along with efforts to secure funding for system improvements. He also noted that the one pond was too small and that funding opportunities were being explored to address capacity needs.

Discussions included options for handling material from the pond that needed to be hauled off and dried. The board considered whether it would be more cost-effective to load and haul the material once rather than multiple times and explored the possibility of using vacant ground as a temporary processing area. Because the material contained waste and contaminants, it could not be used as fertilizer as originally hoped.

Met with the Fourth of July committee and discussed event planning and getting His feet wet as the chair. Appreciation was expressed for leadership and efforts related to organizing the event and coordinating fireworks preparation by Mayor Wanner.

Donald Childs:

Spoke with Zack Jensen to explore an alternative option to build a new pond. He asked whether a percentage-based partnership—proposing a 20/80 split, with the City retaining 80% and the partner receiving 20% in exchange for providing secondary water capacity—could be considered instead of constructing additional infrastructure. However, no agreement or deal resulted from the discussion.

Mayor Wanner stated that he let the City's engineer know that He wants the ball rolling with this project. It is one of His top priorities for the City.

Stella Hill:

Stated that if they are going to want to get new decorations for main street for the holidays that they would need to be ordered soon.

There was further discussion about the trees in the downtown area. Although four trees will be removed due to prior concerns and safety issues, it was acknowledged that four trees would

remain. Council members expressed disappointment but agreed that evaluating whether the trees could be relocated or salvaged was worthwhile. Staff planned to contact a professional to determine if the trees could be safely moved or if the root systems would prevent relocation.

Mayor Wanner:

Dennis and Mayor Wanner had been working together and had met with all council members to gather feedback. Phone calls were made and discussions were held to address the items raised. Mayor directives were implemented based on the input received, and progress was made after they collaborated to improve the situation. Work on these efforts has been ongoing over the past few weeks, and positive progress has been noted.

Closed Meeting:

Councilor Pickett made the motion to go into a closed meeting to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property, Councilor Childs seconded the motion.

Roll Call:

Nielson: Yes, Pickett: Yes, Peterson: Yes, Childs: Yes, Hill: Yes

7:28 out of closed meeting

Adjournment:

Councilor Nielson made the motion to adjourn; Councilor Pickett seconded the motion.

Roll Call:

Nielson: Yes, Pickett: Yes, Peterson: Yes, Childs: Yes, Hill: Yes

Approval Date: March 4th, 2026

Michael Wanner, Mayor

Attest:

Valerie Andersen, City Recorder

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	2026.02.22	LIABILITIES - 02/08/2026-02/22/2	02/23/2026	5,364.52	5,364.52	02/26/2026
Total 10-2221:					5,364.52	5,364.52	
10-2225							
3570	UTAH RETIREMENT SYSTEMS	2026.02.22	LIABILITIES-RETIREMENT PAYA	02/24/2026	4,022.25	4,022.25	02/26/2026
Total 10-2225:					4,022.25	4,022.25	
10-2229							
4067	SUN LIFE	2026.02	SUPPLEMENTAL INSURANCE -	02/17/2026	467.37	467.37	02/19/2026
Total 10-2229:					467.37	467.37	
10-2231							
4003	PEHP FLEX	2026.02.22	FLEX - 02/09/2026-02/22/2026	02/23/2026	186.23	186.23	02/26/2026
2385	PUBLIC EMPLOYEES HEALTH	740615	LIABILITIES-03/01/2026-04/01/20	02/15/2026	13,632.10	13,632.10	02/26/2026
Total 10-2231:					13,818.33	13,818.33	
10-2232							
4033	PEHP LIFE	0124187409	LIFE INSURANCE - FEBRUARY	02/20/2026	141.29	141.29	02/26/2026
2390	PEHP LTD PROGRAM	2026.02.22	LIABILITIES- 02/09/2026-02/22/2	02/23/2026	86.01	86.01	02/26/2026
Total 10-2232:					227.30	227.30	
10-41-33							
2750	RURAL WATER ASSOCIATION O	27727	COUNCIL - ANNUAL CONFEREN	02/17/2026	450.00	450.00	02/26/2026
Total 10-41-33:					450.00	450.00	
10-41-54							
1360	GUNNISON VALLEY HIGH SCH	2026.02	COUNCIL - YEARBOOK AD FOR	02/11/2026	175.00	175.00	02/19/2026
Total 10-41-54:					175.00	175.00	
10-49-24							
31	AMAZON BUSINESS	1K7D-QL7J-7K	RECORDER ADMIN - FILING CA	02/06/2026	285.89	285.89	02/19/2026
Total 10-49-24:					285.89	285.89	
10-49-32							
1070	ETJ LAW,INC.	3288	ADMIN - ANNUAL AUDIT LETTE	02/10/2026	130.00	130.00	02/19/2026
Total 10-49-32:					130.00	130.00	
10-51-25							
2375	PCS	2026.02	CTY HALL- NEW KEY FOBS	02/05/2026	140.00	140.00	02/26/2026
Total 10-51-25:					140.00	140.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
10-51-26							
1140	PYE-BARKER FIRE & SAFETY	7864678	CITY HALL- 03/01/2026-03/31/20	03/01/2026	69.45	69.45	02/26/2026
Total 10-51-26:					69.45	69.45	
10-52-29							
2685	ROCKY MOUNTAIN POWER	2026.02.66589	SHOP - POWER 01/06/2026-02/0	02/12/2026	265.30	265.30	02/26/2026
Total 10-52-29:					265.30	265.30	
10-60-25							
570	CENTERFIELD CITY	70027661	STREETS - TIRES FOR THE RO	02/24/2026	1,082.75	1,082.75	02/26/2026
Total 10-60-25:					1,082.75	1,082.75	
10-60-29							
2685	ROCKY MOUNTAIN POWER	2026.02.66589	STREETS - POWER 01/06/2026-	02/12/2026	627.60	627.60	02/26/2026
Total 10-60-29:					627.60	627.60	
10-61-25							
875	MADSEN EXCAVATION, LLC.	2214	PARK - FILL SUB FLOOR WITH	02/11/2026	2,198.00	2,198.00	02/19/2026
Total 10-61-25:					2,198.00	2,198.00	
10-70-26							
2225	MOUNTAINLAND SUPPLY CO	S107433918.0	PARKS - CARSON JUMBO LID	11/13/2025	177.46	177.46	02/19/2026
Total 10-70-26:					177.46	177.46	
10-70-29							
2685	ROCKY MOUNTAIN POWER	2026.02.66589	PARKS - POWER 01/06/2026-02/	02/12/2026	254.66	254.66	02/26/2026
Total 10-70-29:					254.66	254.66	
10-75-21							
31	AMAZON BUSINESS	1Q9KF9436LR	LIBRARY - ASSORTED BOOKS	02/17/2026	15.76	15.76	02/19/2026
31	AMAZON BUSINESS	1YH3-9CDG-D	LIBRARY - ASSORTED BOOKS	02/22/2026	137.96	137.96	02/26/2026
150	ANGELA LEATHERWOOD	2026.02.LIB2	LIBRARY - FRUIT SNACKS STO	02/14/2026	23.96	23.96	02/19/2026
Total 10-75-21:					177.68	177.68	
10-76-30							
2685	ROCKY MOUNTAIN POWER	2026.02.66589	RODEO - POWER 12/04/2025-01	02/12/2026	10.89	10.89	02/26/2026
Total 10-76-30:					10.89	10.89	
10-78-29							
2685	ROCKY MOUNTAIN POWER	2026.02.66589	AIRPORT - POWER 12/04/2025-0	02/12/2026	364.95	364.95	02/26/2026
Total 10-78-29:					364.95	364.95	
21-40-24							
3996	CINTAS CORPORATION	5319672601	POOL - HARD SURFACE DISINF	02/20/2026	7.53	7.53	02/26/2026
Total 21-40-24:					7.53	7.53	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
21-40-25							
2480	CULLIGAN QUENCH USA, INC	INV10289256	POOL - WATER DISPENSER 02/	02/17/2026	39.95	39.95	02/26/2026
Total 21-40-25:					39.95	39.95	
21-40-29							
2685	ROCKY MOUNTAIN POWER	2026.02.66589	POOL - POWER 12/04/2025-01/0	02/12/2026	1,710.08	1,710.08	02/26/2026
Total 21-40-29:					1,710.08	1,710.08	
21-40-40							
31	AMAZON BUSINESS	1YD1-VVQW-H	POOL - WATER CLARIFIER	02/17/2026	149.98	149.98	02/19/2026
Total 21-40-40:					149.98	149.98	
22-40-29							
2685	ROCKY MOUNTAIN POWER	2026.02.66589	FIRE - POWER 12/04/2025-01/06	02/12/2026	313.63	313.63	02/26/2026
Total 22-40-29:					313.63	313.63	
22-40-66							
1140	PYE-BARKER FIRE & SAFETY	7864678	FIRE - 03/01/2026-03/31/2026	03/01/2026	62.99	62.99	02/26/2026
Total 22-40-66:					62.99	62.99	
50-40-25							
2225	MOUNTAINLAND SUPPLY CO	S107609610.0	PI - ROMAC ALPHA	02/04/2026	1,206.87	1,206.87	02/19/2026
2225	MOUNTAINLAND SUPPLY CO	S107609610.0	PI - PEACOCK SPRINGS VALVE	02/03/2026	4,099.09	4,099.09	02/19/2026
Total 50-40-25:					5,305.96	5,305.96	
51-81-24							
2605	OTTEN AUTO WORKS	31237	WATER- 2021 CHEVY SILVERAD	02/17/2026	49.92	49.92	02/26/2026
Total 51-81-24:					49.92	49.92	
51-81-25							
4169	GRISWOLD INDUSTRIES	934322	WATER - BARTHOLOMEW WEL	01/09/2026	9,095.00	9,095.00	02/19/2026
Total 51-81-25:					9,095.00	9,095.00	
51-81-29							
2685	ROCKY MOUNTAIN POWER	2026.02.66589	WATER - 01/06/2026-02/04/2026	02/12/2026	6,004.08	6,004.08	02/26/2026
Total 51-81-29:					6,004.08	6,004.08	
51-81-77							
1070	ETJ LAW, INC.	3288	WATER - REVIEW AND COMME	02/10/2026	325.00	325.00	02/19/2026
Total 51-81-77:					325.00	325.00	
52-82-25							
875	MADSEN EXCAVATION, LLC.	2220	SEWER - REPAIR SEWER SERV	02/11/2026	3,329.00	3,329.00	02/19/2026
2605	OTTEN AUTO WORKS	31237	SEWER - CHEVY SILVERADO C	02/17/2026	49.91	49.91	02/26/2026
Total 52-82-25:					3,378.91	3,378.91	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
52-82-29							
2685	ROCKY MOUNTAIN POWER	2026.02.66589	SEWER - POWER 12/04/2025-01	02/12/2026	102.26	102.26	02/26/2026
Total 52-82-29:					102.26	102.26	
52-82-67							
260	BIOLYNCEUS	12762	SEWER- SHARED SEWER LAG	02/05/2026	8,818.92	8,818.92	02/26/2026
Total 52-82-67:					8,818.92	8,818.92	
Grand Totals:					65,673.61	65,673.61	

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.