



City Council Special Meeting
May 13th, 2026
City Council Chambers, 38 West Center

6:01 P.M. Mayor Wanner opened the meeting.

Roll Call:

Brian Nielson, Donald Childs, Stella Hill, Michael Wanner, Kim Pickett, Rohn Peterson. Staff attending included Manager Marker, JD Bunnell, Angela Leatherwood.

Invocation/Inspirational Thought:

Given by Stella Hill

Pledge of Allegiance was Led by Mayor Wanner

Public Forum:

Denise Kroff read a letter in regard to preserving community history and loss of historical fabric and local pride due to national chain stores like Dollar General, the proposed hotel and fast foods coming to Gunnison Valley.

Denise read a letter written by Deina Mitton in regard to protecting Gunnison's agriculture amid city growth.

Appointments, Awards, and Recognitions

Mayor Wanner presented Angela Leatherwood to be the new City Recorder and Mr. Marker to serve as the City Treasurer until that position is filled later this month. Mr. Marker has been serving as the Recorder since Valerie Andersen's separation on May 1st. Mayor Wanner called for a vote of consent from the Council.

Roll Call:

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

Public Hearings

Tentative Budget for FY2026-2027

Councilor Pickett made a motion to open the public hearing for the tentative budget. Councilor Childs seconded the motion. The vote was unanimous in the affirmative.

Manager Marker reviewed several highlights about the Tentative Budget. Major projects next year will include expanding infrastructure at the industrial park, reconstructing the sports court in the park, and completing the Tarr Canyon well and pipeline project. The city has commitments to receive over \$11 million in grants for these three projects. The tentative budget is currently balanced. The Council can continue to make changes but must have a final

budget adopted before the end of June, unless they intend to go through the truth in taxation process.

The Council had questions about pool and city hall improvements. Mayor Wanner noted the removal of the city hall elevator from the budget made the balanced budget possible. The intent is to seek grant money for the elevator.

There were no comments from the public in attendance.

Councilor Pickett made motion to close the public hearing. Councilor Peterson seconded the motion. Vote was unanimous in favor. Public hearing closed at 6:45pm.

Ordinances and Resolutions

Resolution 2026-05 approving the Tentative Budget for FY 2026-2027

Councilor Pickett made the motion to approve Resolution 2026-05. Councilor Peterson seconded the motion.

Roll Call:

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

Discussion and Possible Action items:

Flake Mixed Use Development – Conditional Use Permit

Mr. Flake was unable to attend the meeting and asked for this to be postponed to the next meeting. Manager Marker gave a brief overview of the project and the review process for it. Mayor Wanner opened the meeting up for public comment.

Denise Kroff reiterated her earlier comments in the public hearing.

Tana Newton had concerns about how the growth will affect the area pertaining to farming, children, traffic, and our water situation.

Josh Spear asked the council what their consensus was about the project.

Ammon Tenney asked about the conditions for the permit. Manager Marker reiterated that state law requires the city to consider only reasonable impacts and reasonable conditions. Connie Sego wanted to know what the process was moving forward after approval of the conditional use permit. Manager Marker indicated that additional studies may be required and if the conditional use permit is approved the developer can proceed to obtain building permits.

The Mayor and Council expressed appreciation for the comments and stated that there were still too many unknowns to state a position on the project.

Bills for period ending May 8, 2026, totaling \$228,383.51

Councilor Nielson made the motion to approve the bills for the period ending, totaling \$, Councilor Pickett seconded the motion. Vote was unanimous in favor.

Reports of Officers, Staff, Boards and Committees

JD Bunnell: Reported that the new well was drilled to a depth of 1030ft. Public Works is focusing on cemetery cleanup for Memorial Day. There is no seasonal worker to help water Main Street flowers yet. The annual G day service will include kids helping at the cemetery. Four trees were cut down at the Main St. 100 South intersection in preparation for the pedestrian beacon installation.

Reports by Mayor and Council Members

Kim Pickett: Enjoyed the R6 meeting on May 6 and is proceeding with a fundraiser for Christmas decorations.

Rohn Peterson: Received a bid for the 4th of July for port-a-potty trailer with a toilet, sink and air conditioner for less than 12 standalone port-a-potties. The trailer should get more use.

Mayor Wanner: There is new entertainment for 4th of July. It's a tribute couple that perform separately. Fireworks upgraded for the Utah 250. Mechanical bull and miniature golf experience.

Adjournment:

Councilor Pickett made the motion to adjourn; Councilor Childs seconded the motion. The vote was unanimous in favor.

The meeting was adjourned at 7:43 pm.



Michael Wanner, Mayor

Approval Date: May 20th, 2026

Attest:



Angela Leatherwood, City Recorder

