



## CITY COUNCIL REGULAR MEETING (Amended)

Notice is hereby given that the City Council will hold a City Council meeting at **6:00 pm, on Wednesday, June 3, 2026, at 38 West Center Street.**

### AGENDA

1. Roll Call
2. Invocation/Inspirational Thought
3. Pledge of Allegiance
4. Public Forum (45 minutes)(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. City Treasurer
6. Public Hearings
  - a. Application for CIB Sewer Master Plan Funding Pg 2
7. Discussion and Possible Action Items
  - a. Christensen Insurance Request
  - b. Conditional Use Permit – Mixed Use Development at 700 South Main Street Pgs 3-11
  - c. Public Right-of-Way Survey – 100 North Pg 12
  - d. **Funding Cooperation Agreement with SITLA for Industrial Park Improvements** Pgs 25-
8. Minutes
  - a. May 20th, 2026 Regular Meeting Pgs 13-15
9. Bills for the period ending May 29<sup>th</sup>, 2026, totaling \$297,276.38 Pgs 16-24
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](http://www.gunnisoncity.org), as well as posted on the State of Utah's Public Notice Website.

/S/ Angela Leatherwood, City Recorder



# Memorandum

To: Mayor Wanner and City Council  
From: Dennis L. Marker, City Administrator  
Date: May 29, 2026  
Re: Public Hearing regarding CIB Application for Sewer Master Plan Funding

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Gunnison and Centerfield have been working to address wastewater treatment and collection issues. To help in this process, the sewer board asked Jones and DeMille Engineering to help conduct a thorough review of the two cities' collection systems and treatment options. The contracted estimated cost of this study is \$140,100. Jones and DeMille is applying to the Community Impact Board (CIB) for grant funding to help with study costs. The application is in Gunnison's name as the primary funding entity for the project.

CIB planning grants require a 50/50 match, which means Gunnison and Centerfield will need to contribute \$70,050 for the study. This match would be allocated as approximately \$50,000 from Gunnison and \$20,000 from Centerfield. Gunnison set aside \$40,000 in the current budget for this effort and the additional funding will be budgeted in the FY 2027 budget.

The CIB application process requires the applying city to have a public hearing in order to receive public comments about the funding request and the related project.

## **Council Action Needed:**

Conduct a public hearing about the proposed application to CIB for the proposed sewer master plan project.



# Memorandum

To: Mayor Wanner and City Council via Planning Commission  
From: Dennis L. Marker, City Administrator/Zoning Administrator  
Date: May 11, 2026  
Re: Conditional Use Review of Mixed Use Development at 700 South Main Street

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## The Request

Mr. Joshua Flake, who represents JL Construction, which owns the old Gunnison Valley Elementary School property at 700 S. Main Street, is requesting a Conditional Use Permit to construct a mixed use development on the property. The development would include a 40-room hotel, a fast-food business, financial institution, over 12,000 s.f. of new retail, and converting the old school building into retail/office space. Additionally, it is proposed to include 80 townhomes and 120 apartments. The property is zoned R&C, where the proposed use is required to obtain conditional use approval before a building permit can be issued.

Since the previous meeting, Mr. Flake submitted a possible phasing plan for the development (see attached).

## Action Needed

The City Council, acting as the land use authority for these matters, can take final action on the request. The Council can request additional details before taking action, approve, conditionally approve, and, only 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 “Mixed Use” 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.                                                                          | No signage details have been provided at this time. Future review of development signs may be required.                                                                                                                                |
| 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 Technical Review Committee (TRC) is still reviewing the concept plans for general considerations (see Technical Review Comments attached). 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 includes more than 15 acres. Depending on how the TRC storm drain comments are addressed, some residential units may need to be removed.                                                                                                                                                                                                                                                                                                                                            |
| 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.                                                       | This development will include the improvement and dedication of 700 South as a public road. Developers will also need to extend water and sewer infrastructure sufficient to accommodate their development. The developers have not prepared infrastructure details for review until they know City's determination on the Conditional Use Permit. A condition of approval can include all TRC comments being addressed to the satisfaction of the city.                                         |
| 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.                                     | The development will provide uses not currently serving the Gunnison Valley area and will facilitate redevelopment of the old elementary school, which is falling into decay. The Our Valley Our Vision plan advocates for development of a regional commercial hub on the border of Centerfield and Gunnison, which this development will help accomplish. The proposed housing elements are also in short supply in the area and will serve to provide "missing middle" housing opportunities. |

#### **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 and extend utilities as necessary.                                                                                      |
| LU Title 18 | Parking                   | The concept plan indicates a sufficient number of parking stalls will be available, although the city parking ordinance should be reconsidered to address standards for apartment developments. All parking areas and internal roads would be improved and maintained as private infrastructure. |
| LU 1710     | Landscaping               | The development will need to submit landscape plans for each phase and component of the project. Additional details are also needed about the common areas and facilities that will be provided.                                                                                                 |

|             |                         |                                                                                                                                                                                                                                                                                    |
|-------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LU 1809     | Site Lighting           | No details are available at this time.                                                                                                                                                                                                                                             |
| LU 1711     | Architectural Standards | The entire development is within the Main Street Overlay zone, so each building and building alterations will need to be reviewed by the Main Street Review Committee. The multi-family structures will need to comply with the standards as well as those for multi-family units. |
| LU Title 19 | Signage                 | No details are available at this time.                                                                                                                                                                                                                                             |
|             | Storm Drainage          | No details are available at this time. 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

[No comments to date]

#### Fire

1. The department does not have a ladder truck to fight fires in the 3-story apartment buildings, but other fire suppression techniques can be used or systems provided by the development.
2. Will need to confirm hydrant placements and fire access throughout the development.

#### Water and Sewer

See engineering comments

#### Engineering

[See attached memo]

#### UDOT

UDOT will require permits and approvals for the new 700 south road connection as well as modifications to existing drive approaches onto the property.

### Recommended Action

The Planning Commission reviewed the proposal during its April 29 meeting and forwarded a positive recommendation to the Council with the conditions that all TRC comments be addressed.

#### Findings:

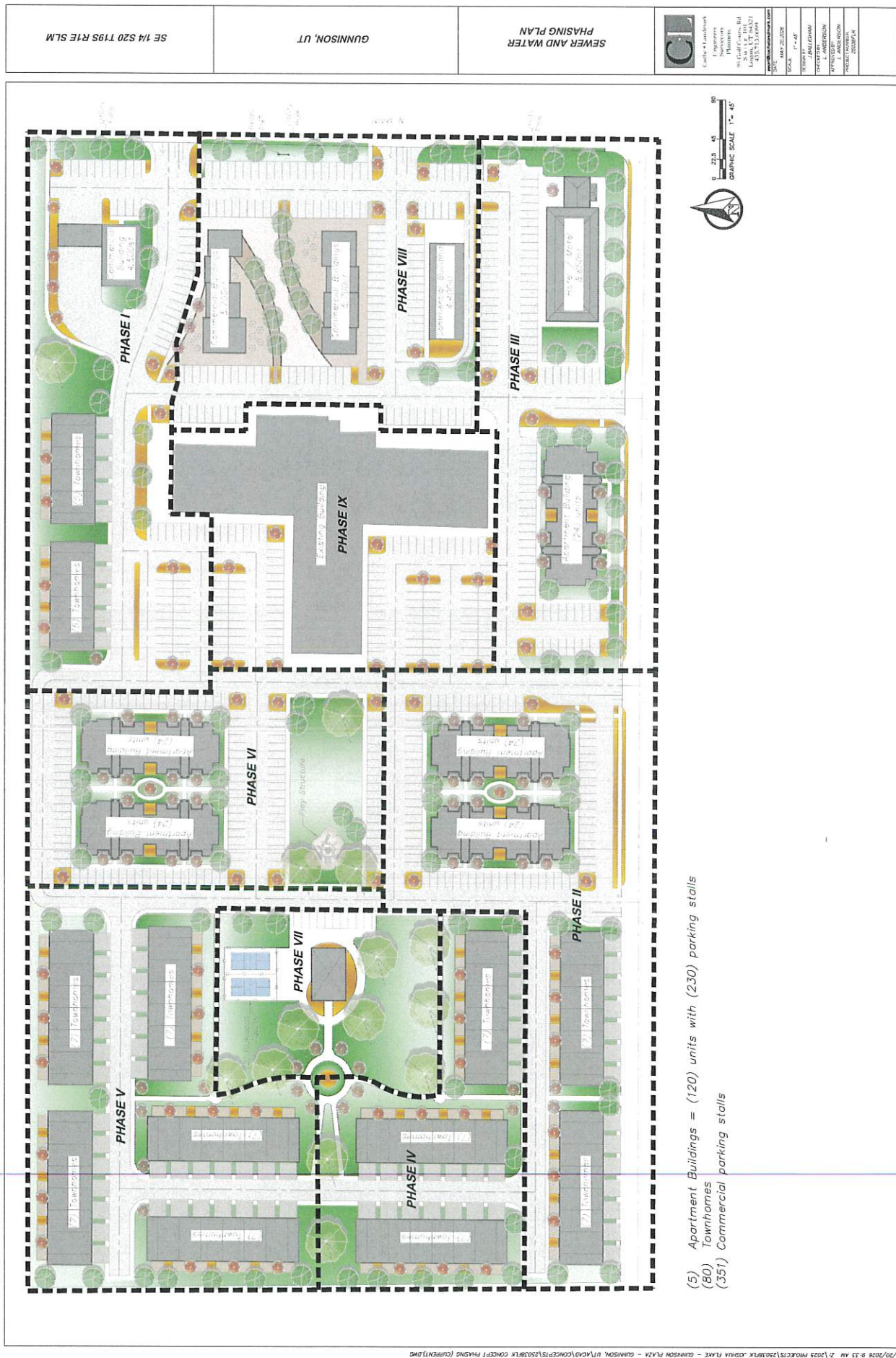
1. The use is consistent with the criteria for conditional uses outlined in City Code.
2. The use will provide services and housing types that are not currently available in the area.
3. The use will revitalize property along Main Street.
4. The Technical Review Committee is still reviewing the request 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.



- (5) Apartment Buildings = (120) units with (230) parking stalls
- (80) Townhomes
- (351) Commercial parking stalls



5/20/2025 9:33 AM 2:2025 PROJECTS\2025\GUNNSION, UT\CONCEPTS\2025\GUNNSION, UT\CONCEPT PHASING (CURRENT).DWG

Dennis Marker  
City Manager  
Gunnison City  
[d.marker@gunnisoncityut.gov](mailto:d.marker@gunnisoncityut.gov)

Re: Mixed Use Development at 700 South Main Street

Dennis,

Per your request, I have developed a list of reasonable impacts for the proposed development project mentioned above. The proposed development project is to consist of 80 Townhomes, 120 Apartments, 40-room hotel, 10,000 SF of retail space, restaurants, and other uses.

The developer shall be responsible for constructing or funding all improvements reasonably necessary to mitigate the impacts of the development in accordance with adopted municipal standards, approved studies, the final construction drawings, applicable utility provider requirements, the fire authority's requirements, and the conditions of approval. Required mitigation shall be roughly proportionate and reasonably related to the impacts generated by the development.

## **Reasonably Anticipated Impacts and Reasonable Mitigations**

### **1. Traffic Generation and Roadway Capacity**

#### **Reasonably anticipated impact:**

The development will generate additional vehicle trips from residential units, higher-density housing, commercial users, employees, deliveries, and service vehicles. This may affect nearby intersections, turning movements, access spacing, roadway level of service, and traffic safety.

#### **Reasonable mitigations:**

Require a traffic impact study, construction of necessary frontage improvements, turn lanes, access improvements, intersection improvements, traffic control signage, striping, pedestrian crossings, and dedication or improvement of rights-of-way as required by adopted transportation standards. Phase improvements based on traffic thresholds where appropriate. UDOT controlled access will require additional approvals from UDOT.

### **2. Access Management and Site Circulation**

#### **Reasonably anticipated impact:**

Multiple uses on the site may create conflicts between residential traffic, commercial traffic, delivery vehicles, pedestrians, bicyclists, emergency vehicles, and refuse collection.

#### **Reasonable mitigations:**

Require an approved circulation plan showing driveway locations, shared access points, internal street connections, fire access routes, commercial loading areas, refuse collection areas, pedestrian routes, and safe separation of service/delivery traffic from residential areas where feasible.

### **3. Parking Demand**

#### **Reasonably anticipated impact:**

High-density residential and commercial uses may increase parking demand and may create spillover parking onto public streets or adjacent properties.

#### **Reasonable mitigations:**

Require compliance with adopted parking standards, designated residential and commercial parking areas, ADA parking, bicycle parking, loading zones, and on-street parking controls where necessary.

#### **4. Pedestrian and Bicycle Safety**

##### **Reasonably anticipated impact:**

The development will increase pedestrian and bicycle movements between residential areas, commercial areas, parking areas, transit stops, schools, parks, and public sidewalks.

##### **Reasonable mitigations:**

Require sidewalks, ADA-compliant pedestrian routes, crosswalks, trail or pathway connections, lighting along pedestrian corridors, traffic-calming measures, bicycle parking, and safe internal pedestrian connections between uses.

#### **5. Culinary Water Demand**

##### **Reasonably anticipated impact:**

The development will increase demand on the municipal culinary water system, including average day, peak day, peak instantaneous, and fire-flow demands.

##### **Reasonable mitigations:**

Require a water system analysis, upsizing or extension of water mains, looping of water lines, valves, hydrants, pressure improvements, storage or source capacity contributions where required, water rights or water dedication, and compliance with Utah Division of Drinking Water and local standards. Water Main looping to 600 South and or 300 West is likely. High level water modeling has occurred already. Further refinement will be needed, but the high level modeling showed sufficient backbone capacity if proper looping and sizing occurs within and adjacent to the development.

#### **6. Fire Flow and Emergency Access**

##### **Reasonably anticipated impact:**

The mix of high-density residential and commercial buildings may increase fire-flow requirements, emergency response needs, and access demands.

##### **Reasonable mitigations:**

Require fire-flow calculations, hydrant placement, fire apparatus access roads, minimum road widths, turnarounds, aerial access where required, building addressing, secondary access where required, and compliance with the adopted fire code and local fire authority requirements. The existing building may need the fire suppression system upgraded to current codes. A secondary access to either 600 South or 300 West may be required.

#### **7. Sanitary Sewer Capacity**

##### **Reasonably anticipated impact:**

Additional residential density and commercial uses will increase wastewater flows and may affect downstream sewer mains, screens, and treatment capacity.

##### **Reasonable mitigations:**

Require sewer capacity analysis, sewer main extensions or upsizing, manhole improvements, lift station design if needed, pretreatment or grease control for food-service/commercial uses, and payment of applicable sewer impact fees or system improvement contributions. From casual observation it looks as if a lift station may be needed based on existing grades of the site. Discussion on ownership of the lift station and if developer led design or City led design with reimbursement. Lift station design should be accordance with DEQ requirements.

#### **8. Stormwater Runoff and Drainage**

##### **Reasonably anticipated impact:**

New roofs, streets, parking lots, and other impervious surfaces will increase runoff volume, peak discharge, and potential erosion or downstream drainage impacts.

##### **Reasonable mitigations:**

Require a drainage report, stormwater detention or retention, low-impact development practices where feasible, conveyance improvements, erosion control, water-quality treatment, post-construction stormwater controls, and compliance with local storm drain and MS4 requirements where applicable.

## **9. Grading, Erosion, and Sediment Control**

### **Reasonably anticipated impact:**

Site grading and construction may create temporary erosion, sediment tracking, dust, slope instability, and impacts to adjacent properties or drainage facilities.

### **Reasonable mitigations:**

Require a grading plan, SWPPP, erosion and sediment control measures, construction entrance controls, dust control, slope stabilization, revegetation, retaining wall design where needed, and inspection/maintenance of temporary controls during construction.

## **10. Noise**

### **Reasonably anticipated impact:**

Commercial activity, parking lots, deliveries, outdoor gathering areas, mechanical equipment, refuse collection, and construction may create noise impacts on nearby residential uses or adjacent properties.

### **Reasonable mitigations:**

Require compliance with local noise ordinances, screening or enclosure of mechanical equipment, limitations on delivery and refuse collection hours near residential areas, buffering between commercial and residential uses, construction-hour limitations, and placement of loading areas away from sensitive receptors where feasible.

## **11. Visual Compatibility, Building Scale, and Transitions**

### **Reasonably anticipated impact:**

High-density residential and commercial buildings may create impacts related to building height, massing, setbacks, architectural compatibility, privacy, and transition to lower-density residential areas.

### **Reasonable mitigations:**

Require step-backs, increased setbacks, landscape buffers, fencing, architectural articulation, building orientation standards, height transitions, screening of service areas, and design review consistent with adopted ordinances and design standards.

## **12. Landscaping, Buffers, and Open Space**

### **Reasonably anticipated impact:**

The development may reduce open land, alter neighborhood character, and create compatibility issues between commercial, high-density residential, and lower-density residential uses.

### **Reasonable mitigations:**

Require landscape buffers, street trees, open space areas, usable common areas for high-density residential uses, screening between incompatible uses, water-efficient landscaping, and ongoing maintenance obligations through an HOA, owner association, or recorded maintenance agreement.

## **13. Commercial Operations**

### **Reasonably anticipated impact:**

Commercial uses may generate impacts from hours of operation, loading, deliveries, outdoor storage, drive-through facilities, trash handling, signage, lighting, odors, and customer traffic.

### **Reasonable mitigations:**

Require operational limits where justified, screened loading and service areas, designated delivery routes, trash enclosure standards, grease control for restaurants, odor-control measures, sign compliance, and restrictions on outdoor storage or outdoor activities where adjacent to residential uses.

#### **14. Schools, Parks, and Public Facilities**

**Reasonably anticipated impact:**

Residential and high-density residential uses may increase demand for schools, parks, trails, recreation facilities, and other public services.

**Reasonable mitigations:**

Require coordination with school districts and public service providers, dedication or improvement of trails/open space where required by ordinance, park or recreation improvements where adopted standards apply, and payment of applicable impact fees.

#### **15. Utility Easements and Infrastructure Corridors**

**Reasonably anticipated impact:**

The project will require public and private utility extensions, easements, access rights, and long-term maintenance obligations.

**Reasonable mitigations:**

Require dedication of public utility easements, access easements, drainage easements, utility plans approved by providers, maintenance agreements for private infrastructure, and recordation of easements prior to plat approval or occupancy.

#### **16. Phasing and Timing of Improvements**

**Reasonably anticipated impact:**

If the development is constructed in phases, infrastructure demand may precede completion of necessary improvements.

**Reasonable mitigations:**

Require a phasing plan that identifies required improvements for each phase, prohibits occupancy before essential infrastructure is complete, ties building permits or certificates of occupancy to completion of required improvements, and requires bonding or financial guarantees for public improvements.

Sincerely,



Kelly Chappell, PE  
Principal



# Memorandum

To: Mayor Wanner and City Council  
From: Dennis L. Marker, City Administrator  
Date: May 29, 2026  
Re: Public Right-of-Way Survey – 100 North

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In June 2025, Gunnison adopted ordinance 2025-06 Declaring Road Vacation along 300 South. This ordinance was initiated in an effort to clean up discrepancies between the historic 99-foot-wide corridors and the encroachments which have occurred over the years along 300 South. Each street in the core area of town has similar encroachment problems. The 300 South corridor between Main Street and 200 East was more closely evaluated last year due to development pressures in the area.

The city is now faced with development pressures along 100 North with the hospital desiring to expand its building closer to the street improvements as permitted in the Hospital (H) zone. The street improvements were cooperatively installed by the city and the hospital around 2019. The improvements include pavement, gutter, curbing, and 6' sidewalk on the south side of the road.

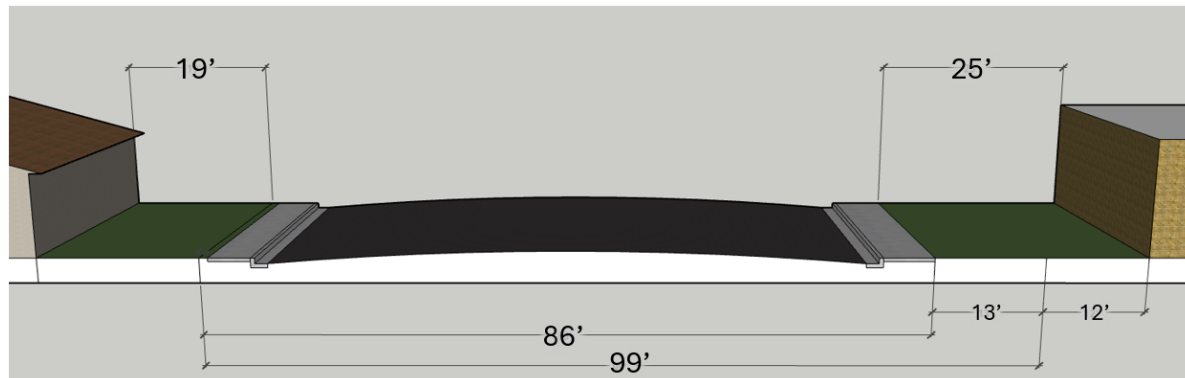
The city's road improvement standards indicate typical back of walk will be 1-foot inside the public right-of-way (6 feet behind back of curb). Based on that standard and the improvements along 100 North, the public right-of-way would be less than 87 feet wide, or 12-13 feet short of the platted 99 feet ROW (see image below)

It is proposed

1. That the city works with property owners adjacent to 100 North between Main Street and 100 East to appropriately vacate portions of the 99' ROW for consistency with street improvements and the built environment around the ROW. There are 11 properties that would be affected by this survey, but all are owned by the Gunnison Valley Hospital Special Service District, and
2. That the city use the Hospital's surveyor for this work, since they've already surveyed most of the affected properties as part of the hospital expansion project. (The City Council

## **Council Action Needed:**

Provide direction to City Administration for the preparation of a revised ROW survey for 100 North between Main Street and 100 East.



*Figure 1: Illustration of approximate improvements and ROW dimensions.*



## City Council Meeting

May 20th, 2026

City Council Chambers, 38 West Center

4:31 P.M. Mayor Wanner opened the meeting.

### **Roll Call:**

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

### **Invocation/Inspirational Thought:**

Given by Mayor Wanner

### **Pledge of Allegiance:**

Led by Mayor Wanner

### **Discussion and Possible Action items:**

Sign Encroachment Request by GIC at 100 N. Main Street.

Mr. Kim Pickett, who represents the Gunnison Implement Company (GIC), which owns the Sinclair gas station at 100 N. Main Street, is requesting City Council approval to have a sign that encroaches on the public right-of-way. The existing freestanding pylon sign for the gas station overhangs the sidewalk approximately six inches. Mr. Pickett would like to install a larger changeable message center which will overhang the sidewalk an additional 12-inches.

Manager Marker notified the council that they could conditionally approve it subject to a future code allowing it.

Councilman Peterson made a motion to initiate a review of the main street overlay standards with the Planning commission and conditionally approve the proposed sign encroachment request as suggested. Councilman Childs seconded the motion.

Roll Call Vote: Childs - Yes, Hill – Yes, Pickett – abstained, Peterson – Yes, Neilson – Yes

Motion passed. The code amendment will be presented at the next Planning Commission meeting.

### **Minutes:**

Councilor Hill made the motion to approve the minutes for the April 15 Special Council Meeting – 2026 CDBG 2nd Hearing, April 15 Regular Council Meeting, April 29 Special Council Meeting, May 13 Special Council Meeting. Councilor Pickett seconded the motion. Vote was unanimous in favor

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

**JD Bunnell:** JD had a well meeting earlier this morning. They installed the casing last week and got to 820 ft when the casing stuck. Austin with energy solutions is not worried about it. They are attempting various efforts to open the hole and get to full depth.

**Jason Adamson:** Gave his monthly report on calls for service. Gave a briefing on fraud situations in the area, overall UCR crime view, arrests, citations and warnings. Upcoming events graduation parade May 22, July 4<sup>th</sup> activities. Startup training was completed on May 15th.

**Dennis Marker:** The city has received 7 applicants for Treasurer position. They will interview five of the candidates.

### **Reports by Mayor and Council Members**

**Donald Childs:** Scott Reid wants the city to pave up to the new gutter in front of his home. JD indicated that he spoke with Mr. Reid and informed him that it would take place in the new fiscal year.

**Stella Hill:** Lynn Pickett will look at the trees on the west side of the riverwalk to see what can be done to help them. She received questions about the audio books being removed from the library shelves. Those audio books that haven't been checked out in 5 years will be available at the library's annual 4<sup>th</sup> of July book sale.

#### **Rohn Peterson:**

Asked JD if he went and looked at a home with a water complaint. JD confirmed he had. 4<sup>th</sup> of July committee meeting tonight at 8 pm.

#### **Closed Session**

Councilman Pickett made a motion to enter closed session to discuss the character, professional competence, or physical/mental health of an individual.  
Councilor Childs seconded the motion.

#### **Roll Call:**

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

The Council entered closed session at 4:52 pm.

The Council exited closed session at 5:01 pm.

**Adjournment:**

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

The meeting was adjourned at 5:02 pm.

\_\_\_\_\_  
Michael Wanner, Mayor

Approval Date: \_\_\_\_\_

Attest:

\_\_\_\_\_  
Angela Leatherwood, 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  |
|-----------------|---------------------------|----------------|----------------------------------|--------------|--------------------|-------------|------------|
| <b>10-2221</b>  |                           |                |                                  |              |                    |             |            |
| 4009            | IRS                       | 2025.05.17     | LIABILITIES - 05/04/2026-05/17/2 | 05/19/2026   | 4,812.73           | 4,812.73    | 05/21/2026 |
| Total 10-2221:  |                           |                |                                  |              | 4,812.73           | 4,812.73    |            |
| <b>10-2225</b>  |                           |                |                                  |              |                    |             |            |
| 3570            | UTAH RETIREMENT SYSTEMS   | 2026.05.17     | LIABILITIES-RETIREMENT PAYA      | 05/19/2026   | 3,223.13           | 3,223.13    | 05/21/2026 |
| Total 10-2225:  |                           |                |                                  |              | 3,223.13           | 3,223.13    |            |
| <b>10-2229</b>  |                           |                |                                  |              |                    |             |            |
| 4067            | SUN LIFE                  | 2026.05        | INSURANCE- JUNE 2026             | 05/19/2026   | 364.65             | 364.65      | 05/21/2026 |
| 3545            | UTAH LOCAL GOVERNMENTS T  | M1625505       | BENEFITS - VISION                | 05/01/2026   | 45.00              | 45.00       | 05/15/2026 |
| Total 10-2229:  |                           |                |                                  |              | 409.65             | 409.65      |            |
| <b>10-2231</b>  |                           |                |                                  |              |                    |             |            |
| 4003            | PEHP FLEX                 | 2026.05.17     | FLEX - 05/14/2026-05/17/2026     | 05/19/2026   | 119.23             | 119.23      | 05/21/2026 |
| 2385            | PUBLIC EMPLOYEES HEALTH   | 808521         | LIABILITIES- 05/04/2026-05/17/2  | 05/15/2026   | 8,544.58           | 8,544.58    | 05/21/2026 |
| Total 10-2231:  |                           |                |                                  |              | 8,663.81           | 8,663.81    |            |
| <b>10-2232</b>  |                           |                |                                  |              |                    |             |            |
| 2390            | PEHP LTD PROGRAM          | 2026.05.17     | LIABILITIES- 02/09/2026-02/22/2  | 05/19/2026   | 71.63              | 71.63       | 05/21/2026 |
| Total 10-2232:  |                           |                |                                  |              | 71.63              | 71.63       |            |
| <b>10-2243</b>  |                           |                |                                  |              |                    |             |            |
| 3545            | UTAH LOCAL GOVERNMENTS T  | M1625506       | WORKERS COMP - MAY 2026          | 05/01/2026   | 324.04             | 324.04      | 05/15/2026 |
| Total 10-2243:  |                           |                |                                  |              | 324.04             | 324.04      |            |
| <b>10-34-74</b> |                           |                |                                  |              |                    |             |            |
| 2020            | LORI NAY                  | 2026.05        | PARK - REIMBURSEMENT OF P        | 05/14/2026   | 50.00              | 50.00       | 05/15/2026 |
| Total 10-34-74: |                           |                |                                  |              | 50.00              | 50.00       |            |
| <b>10-41-21</b> |                           |                |                                  |              |                    |             |            |
| 3839            | STATE BANK OF SOUTHERN UT | 2026.05.       | COUNCIL - ZOOM SUBSCRIPTI        | 04/27/2026   | 15.99              | 15.99       | 05/15/2026 |
| Total 10-41-21: |                           |                |                                  |              | 15.99              | 15.99       |            |
| <b>10-41-23</b> |                           |                |                                  |              |                    |             |            |
| 4018            | DONALD CHILDS             | 2026.05        | COUNCIL - MILEAGE REIMBUR        | 05/14/2026   | 748.20             | 748.20      | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT | 2026.05.       | COUNCIL - CONFERENCE DINN        | 04/27/2026   | 395.23             | 395.23      | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT | 2026.05.       | COUNCIL - HOTEL FOR ULCT S       | 04/27/2026   | 162.82             | 162.82      | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT | 2026.05.       | COUNCIL - HOTEL FOR ULCT S       | 04/27/2026   | 162.82             | 162.82      | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT | 2026.05.       | COUNCIL - HOTEL ULCT SPRIN       | 04/27/2026   | 162.82             | 162.82      | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT | 2026.05.       | COUNCIL - HOTEL FOR ULCT S       | 04/27/2026   | 162.82             | 162.82      | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT | 2026.05.       | COUNCIL - HOTEL FOR ULCT S       | 04/27/2026   | 162.82             | 162.82      | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT | 2026.05.       | COUNCIL - HOTEL FOR ULCT S       | 04/27/2026   | 585.69             | 585.69      | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT | 2026.05.       | COUNCIL - HOTEL FOR ULCT S       | 04/27/2026   | 651.28             | 651.28      | 05/15/2026 |

| Vendor          | Vendor Name                  | Invoice Number | Description                 | Invoice Date | Net Invoice Amount | Amount Paid | Date Paid  |
|-----------------|------------------------------|----------------|-----------------------------|--------------|--------------------|-------------|------------|
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | COUNCIL - HOTEL FOR ULCT S  | 04/27/2026   | 585.69             | 585.69      | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | COUNCIL - HOTEL FOR ULCT S  | 04/27/2026   | 585.69             | 585.69      | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | COUNCIL - HOTEL FOR ULCT S  | 04/27/2026   | 585.69             | 585.69      | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | COUNCIL - HOTEL FOR SPRING  | 04/27/2026   | 585.69             | 585.69      | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | COUNCIL - HOTEL FOR ULCT S  | 04/27/2026   | 585.69             | 585.69      | 05/15/2026 |
| Total 10-41-23: |                              |                |                             |              | 6,285.77           | 6,285.77    |            |
| <b>10-41-24</b> |                              |                |                             |              |                    |             |            |
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | COUNCIL - WATER AND SNACK   | 04/27/2026   | 43.22              | 43.22       | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | COUNCIL - WAYFAIR COUNCIL   | 04/27/2026   | 403.42             | 403.42      | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | COUNCIL - FIRST CLASS MAIL  | 04/27/2026   | 1.90               | 1.90        | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | COUNCIL - LUNCH MEETING     | 04/27/2026   | 27.84              | 27.84       | 05/15/2026 |
| Total 10-41-24: |                              |                |                             |              | 476.38             | 476.38      |            |
| <b>10-41-31</b> |                              |                |                             |              |                    |             |            |
| 1795            | Keddington & Christensen LLC | 5663           | COUNCIL - APRIL 2026 CONSUL | 05/22/2026   | 440.95             | 440.95      | 05/28/2026 |
| Total 10-41-31: |                              |                |                             |              | 440.95             | 440.95      |            |
| <b>10-42-24</b> |                              |                |                             |              |                    |             |            |
| 3849            | TAMI LARSON                  | 2026.05        | COURT - EXPENSES FOR FEBR   | 05/27/2026   | 26.28              | 26.28       | 05/28/2026 |
| Total 10-42-24: |                              |                |                             |              | 26.28              | 26.28       |            |
| <b>10-42-31</b> |                              |                |                             |              |                    |             |            |
| 3998            | KEVIN LYNN DANIELS           | 2026.05 3      | COURT - TWO MONTHS ALL IN   | 05/11/2026   | 1,600.00           | 1,600.00    | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | GSUITE - COURT              | 04/27/2026   | 24.91              | 24.91       | 05/15/2026 |
| Total 10-42-31: |                              |                |                             |              | 1,624.91           | 1,624.91    |            |
| <b>10-43-23</b> |                              |                |                             |              |                    |             |            |
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | PLANNING AND ZONING - MEM   | 04/27/2026   | 704.00             | 704.00      | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | COUNCIL - DINNER AT THE UTA | 04/27/2026   | 57.00              | 57.00       | 05/15/2026 |
| Total 10-43-23: |                              |                |                             |              | 761.00             | 761.00      |            |
| <b>10-43-25</b> |                              |                |                             |              |                    |             |            |
| 1063            | ENSIGN                       | 132508         | COUNCIL - GENERAL ENGINEE   | 04/29/2026   | 315.00             | 315.00      | 05/15/2026 |
| Total 10-43-25: |                              |                |                             |              | 315.00             | 315.00      |            |
| <b>10-49-21</b> |                              |                |                             |              |                    |             |            |
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | ADMIN - CANVA               | 04/27/2026   | 21.35              | 21.35       | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | ADMIN - UGFOA MEMBERSHIP    | 04/27/2026   | 25.00              | 25.00       | 05/15/2026 |
| Total 10-49-21: |                              |                |                             |              | 46.35              | 46.35       |            |
| <b>10-49-23</b> |                              |                |                             |              |                    |             |            |
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | ADMIN - UVU MARKETPLACE     | 04/27/2026   | 50.00              | 50.00       | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | ADMIN - DINNER AT THE UTAH  | 04/27/2026   | 18.37              | 18.37       | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | ADMIN - DINNER AT THE UTAH  | 04/27/2026   | 38.02              | 38.02       | 05/15/2026 |
| Total 10-49-23: |                              |                |                             |              | 106.39             | 106.39      |            |
| <b>10-49-24</b> |                              |                |                             |              |                    |             |            |
| 31              | AMAZON BUSINESS              | 17HN-3XPX-K7   | ADMIN - OFFICE SUPPLIES     | 05/19/2026   | 62.66              | 62.66       | 05/21/2026 |

| Vendor          | Vendor Name                  | Invoice Number | Description                    | Invoice Date | Net Invoice Amount | Amount Paid | Date Paid  |
|-----------------|------------------------------|----------------|--------------------------------|--------------|--------------------|-------------|------------|
| 31              | AMAZON BUSINESS              | 1F74-63XN-6L   | ADMIN - STERILITE STORAGE B    | 05/22/2026   | 64.70              | 64.70       | 05/28/2026 |
| 31              | AMAZON BUSINESS              | 1NX6-16WX-9    | ADMIN - 3 RING BINDERS FOR     | 05/26/2026   | 61.20              | 61.20       | 05/28/2026 |
| 31              | AMAZON BUSINESS              | 1WJH-WXLN-     | ADMIN - ENGRAVED PLAGUE F      | 05/09/2026   | 10.69              | 10.69       | 05/15/2026 |
| 2445            | POSTMASTER                   | 2026.05        | ADMIN - MAY 2026 UTILITY BILL  | 05/29/2026   | 150.79             | 150.79      | 05/29/2026 |
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | ADMIN - PAPER PROUCTS          | 04/27/2026   | 73.26              | 73.26       | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | ADMIN - OFFICE SUPPLIES        | 04/27/2026   | 132.22             | 132.22      | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | ADMIN - SUPPLIES               | 04/27/2026   | 50.43              | 50.43       | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | ADMIN - POSTAGE FOR THE OF     | 04/27/2026   | 468.00             | 468.00      | 05/15/2026 |
| Total 10-49-24: |                              |                |                                |              | 1,073.95           | 1,073.95    |            |
| <b>10-49-33</b> |                              |                |                                |              |                    |             |            |
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | ADMIN - TRAVEL FOR CONFER      | 04/27/2026   | 303.04             | 303.04      | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | ADMIN - TRAVEL/HOTEL FOR C     | 04/27/2026   | 454.56             | 454.56      | 05/15/2026 |
| Total 10-49-33: |                              |                |                                |              | 757.60             | 757.60      |            |
| <b>10-49-34</b> |                              |                |                                |              |                    |             |            |
| 1795            | Keddington & Christensen LLC | 5663           | RECORDER - APRIL CONSULT       | 05/22/2026   | 1,949.53           | 1,949.53    | 05/28/2026 |
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | GSUITE - RECORDER              | 04/27/2026   | 28.77              | 28.77       | 05/15/2026 |
| Total 10-49-34: |                              |                |                                |              | 1,978.30           | 1,978.30    |            |
| <b>10-49-40</b> |                              |                |                                |              |                    |             |            |
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | ADMIN - GAS                    | 04/27/2026   | 41.64              | 41.64       | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | ADMIN - FUEL                   | 04/27/2026   | 47.30              | 47.30       | 05/15/2026 |
| Total 10-49-40: |                              |                |                                |              | 88.94              | 88.94       |            |
| <b>10-51-26</b> |                              |                |                                |              |                    |             |            |
| 1140            | PYE-BARKER FIRE & SAFETY     | 8398155        | CITY HALL- 06/01/2026-06/30/20 | 06/01/2026   | 69.45              | 69.45       | 05/28/2026 |
| Total 10-51-26: |                              |                |                                |              | 69.45              | 69.45       |            |
| <b>10-51-29</b> |                              |                |                                |              |                    |             |            |
| 2685            | ROCKY MOUNTAIN POWER         | 2026.05.66589  | CITY HALL - POWER APRIL 2026   | 05/05/2026   | 1,241.87           | 1,241.87    | 05/15/2026 |
| Total 10-51-29: |                              |                |                                |              | 1,241.87           | 1,241.87    |            |
| <b>10-51-30</b> |                              |                |                                |              |                    |             |            |
| 2505            | ENBRIDGE GAS                 | 2026.05.50723  | CITY HALL - APRIL 2026         | 05/04/2026   | 642.78             | 642.78      | 05/15/2026 |
| Total 10-51-30: |                              |                |                                |              | 642.78             | 642.78      |            |
| <b>10-51-40</b> |                              |                |                                |              |                    |             |            |
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | CITY HALL - CLEANING SUPPLI    | 04/27/2026   | 322.84             | 322.84      | 05/15/2026 |
| Total 10-51-40: |                              |                |                                |              | 322.84             | 322.84      |            |
| <b>10-52-29</b> |                              |                |                                |              |                    |             |            |
| 2685            | ROCKY MOUNTAIN POWER         | 2026.05.66589  | SHOP - POWER APRIL 2026        | 05/12/2026   | 104.69             | 104.69      | 05/21/2026 |
| Total 10-52-29: |                              |                |                                |              | 104.69             | 104.69      |            |
| <b>10-52-30</b> |                              |                |                                |              |                    |             |            |
| 2505            | ENBRIDGE GAS                 | 2026.05.54857  | SHOP - GAS APRIL 2026          | 05/04/2026   | 166.98             | 166.98      | 05/15/2026 |

| Vendor          | Vendor Name                | Invoice Number | Description                 | Invoice Date | Net Invoice Amount | Amount Paid | Date Paid  |
|-----------------|----------------------------|----------------|-----------------------------|--------------|--------------------|-------------|------------|
| Total 10-52-30: |                            |                |                             |              | 166.98             | 166.98      |            |
| <b>10-56-37</b> |                            |                |                             |              |                    |             |            |
| 4005            | CELEBRITY TALENT INTERNATI | 1455           | FOURTH OF JULY - ENTERTAIN  | 05/04/2026   | 10,300.00          | 10,300.00   | 05/21/2026 |
| 3985            | EI LASER, LLC              | 14090          | FOURTH OF JULY- AWARDS FO   | 05/22/2026   | 536.25             | 536.25      | 05/28/2026 |
| 3908            | MAYWELL DESIGNS            | 2026.05.08     | FOURTH OF JULY - 4TH OF JUL | 05/08/2026   | 7.00               | 7.00        | 05/21/2026 |
| 3908            | MAYWELL DESIGNS            | 2026.05.14     | FOURTH OF JULY - INDEPENDE  | 05/14/2026   | 20.00              | 20.00       | 05/21/2026 |
| 4144            | NEXUS TACTICAL LASER TAG   | 2162           | FOURTH OF JULY - LASER TAG  | 04/15/2026   | 3,000.00           | 3,000.00    | 05/15/2026 |
| 4188            | PAR-TEE MINI GOLF          | 0106           | FOURTH OF JULY - 9 HOLE MIN | 04/27/2026   | 2,600.00           | 2,600.00    | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT  | 2026.05.       | FOURTH OF JULY - QCREATOR   | 04/27/2026   | 29.95              | 29.95       | 05/15/2026 |
| 4191            | THE LAVATORY               | 2026.05        | FOURTH OF JULY - LAVATORY   | 05/27/2026   | 1,872.50           | 1,872.50    | 05/28/2026 |
| Total 10-56-37: |                            |                |                             |              | 18,365.70          | 18,365.70   |            |
| <b>10-56-42</b> |                            |                |                             |              |                    |             |            |
| 1410            | HALES SAND & GRAVEL        | 6856293        | PARKS - 3/8" NATURAL SAND   | 05/19/2026   | 71.98              | 71.98       | 05/28/2026 |
| Total 10-56-42: |                            |                |                             |              | 71.98              | 71.98       |            |
| <b>10-58-25</b> |                            |                |                             |              |                    |             |            |
| 1340            | GUNNISON VALLEY ANIMAL CLI | 12636          | ANIMAL CONTROL - CANINE BO  | 04/27/2026   | 90.00              | 90.00       | 05/15/2026 |
| Total 10-58-25: |                            |                |                             |              | 90.00              | 90.00       |            |
| <b>10-60-25</b> |                            |                |                             |              |                    |             |            |
| 1315            | GUNNISON IMPLEMENT CO      | 18837          | PARK - TIRE REPAIR ON VEHIC | 04/30/2026   | 29.99              | 29.99       | 05/15/2026 |
| 1315            | GUNNISON IMPLEMENT CO      | 18837          | PARKS - LITHIUM GREASE      | 04/30/2026   | 9.99               | 9.99        | 05/15/2026 |
| Total 10-60-25: |                            |                |                             |              | 39.98              | 39.98       |            |
| <b>10-60-29</b> |                            |                |                             |              |                    |             |            |
| 2685            | ROCKY MOUNTAIN POWER       | 2026.05.66589  | STREETS - POWER APRIL 2026  | 05/12/2026   | 622.48             | 622.48      | 05/21/2026 |
| 2685            | ROCKY MOUNTAIN POWER       | 2026.05.66589  | STREETS - POWER APRIL 2026  | 05/05/2026   | 114.70             | 114.70      | 05/15/2026 |
| Total 10-60-29: |                            |                |                             |              | 737.18             | 737.18      |            |
| <b>10-70-25</b> |                            |                |                             |              |                    |             |            |
| 2505            | ENBRIDGE GAS               | 2026.05.20890  | PARK - GAS APRIL 2026       | 05/04/2026   | 7.62               | 7.62        | 05/15/2026 |
| 1315            | GUNNISON IMPLEMENT CO      | 18837          | PARKS - COUPLER             | 04/30/2026   | 16.98              | 16.98       | 05/15/2026 |
| 4138            | MOUNTAIN PEAK LAND MANAG   | 696            | PARK - KEITH PETERSON CUR   | 05/12/2026   | 3,050.00           | 3,050.00    | 05/28/2026 |
| 4138            | MOUNTAIN PEAK LAND MANAG   | 703            | PARK - 395 EAST 300 SOUTH   | 05/18/2026   | 2,156.53           | 2,156.53    | 05/28/2026 |
| 2555            | RASMUSSEN'S ACE HARDWAR    | 2026.05.87969  | PARK - PVC NIPPLE           | 04/30/2026   | 4.84               | 4.84        | 05/15/2026 |
| 4189            | RIVERSTONE CONTRACTORS I   | 20379          | PARKS - PLUMBING AND REPAI  | 05/05/2026   | 135.10             | 135.10      | 05/15/2026 |
| 3952            | WILKINSON SUPPLY           | 515350         | PARKS - THROTTLE CABLE      | 05/14/2026   | 30.68              | 30.68       | 05/28/2026 |
| Total 10-70-25: |                            |                |                             |              | 5,401.75           | 5,401.75    |            |
| <b>10-70-29</b> |                            |                |                             |              |                    |             |            |
| 2685            | ROCKY MOUNTAIN POWER       | 2026.05.66589  | PARKS AND CEMETERY - POW    | 05/12/2026   | 151.65             | 151.65      | 05/21/2026 |
| Total 10-70-29: |                            |                |                             |              | 151.65             | 151.65      |            |
| <b>10-75-21</b> |                            |                |                             |              |                    |             |            |
| 31              | AMAZON BUSINESS            | 17HN-3XPX-K7   | LIBRARY - BOOKS AND OFFICE  | 05/19/2026   | 79.15              | 79.15       | 05/21/2026 |
| 31              | AMAZON BUSINESS            | 1G9C-KJR3-D    | LIBRARY - BOOKS             | 05/10/2026   | 12.99              | 12.99       | 05/15/2026 |
| 31              | AMAZON BUSINESS            | 1JMN-H37L-6    | LIBRARY - BOOKS             | 05/26/2026   | 18.14              | 18.14       | 05/28/2026 |
| 31              | AMAZON BUSINESS            | 1NX6-16WX-9    | LIBRARY - BOOKS             | 05/26/2026   | 23.04              | 23.04       | 05/28/2026 |

| Vendor          | Vendor Name                 | Invoice Number | Description                 | Invoice Date | Net Invoice Amount | Amount Paid | Date Paid  |
|-----------------|-----------------------------|----------------|-----------------------------|--------------|--------------------|-------------|------------|
| 3839            | STATE BANK OF SOUTHERN UT   | 2026.05.       | LIBRARY - BOOKS             | 04/27/2026   | 112.77             | 112.77      | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT   | 2026.05.       | LIBRARY - SNACKS FOR STOR   | 04/27/2026   | 19.96              | 19.96       | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT   | 2026.05.       | LIBRARY - BOOKS             | 04/27/2026   | 7.55               | 7.55        | 05/15/2026 |
| 3675            | VERIZON WIRELESS            | 6142225640     | LIBRARY - HOTSPOTS          | 04/28/2026   | 88.56              | 88.56       | 05/15/2026 |
| Total 10-75-21: |                             |                |                             |              | 362.16             | 362.16      |            |
| <b>10-75-31</b> |                             |                |                             |              |                    |             |            |
| 3839            | STATE BANK OF SOUTHERN UT   | 2026.05.       | GSUITE - LIBRARY            | 04/27/2026   | 43.86              | 43.86       | 05/15/2026 |
| Total 10-75-31: |                             |                |                             |              | 43.86              | 43.86       |            |
| <b>10-76-30</b> |                             |                |                             |              |                    |             |            |
| 2685            | ROCKY MOUNTAIN POWER        | 2026.05.66589  | RODEO - POWER BILL APRIL 20 | 05/12/2026   | 10.89              | 10.89       | 05/21/2026 |
| Total 10-76-30: |                             |                |                             |              | 10.89              | 10.89       |            |
| <b>10-78-29</b> |                             |                |                             |              |                    |             |            |
| 2685            | ROCKY MOUNTAIN POWER        | 2026.05.66589  | AIRPORT - POWER BILL APRIL  | 05/12/2026   | 128.86             | 128.86      | 05/21/2026 |
| Total 10-78-29: |                             |                |                             |              | 128.86             | 128.86      |            |
| <b>10-78-75</b> |                             |                |                             |              |                    |             |            |
| 4186            | JUB ENGINEERS, INC          | 195613         | AIRPORT - SALINA GUNNISON   | 04/20/2026   | 11,186.80          | 11,186.80   | 05/15/2026 |
| Total 10-78-75: |                             |                |                             |              | 11,186.80          | 11,186.80   |            |
| <b>11-61-25</b> |                             |                |                             |              |                    |             |            |
| 1410            | HALES SAND & GRAVEL         | 6848669        | CLASS C ROADS - 1/2 "ASPHAL | 05/07/2026   | 1,003.18           | 1,003.18    | 05/28/2026 |
| 4190            | LEGACY EXCAVATION LLC       | 1002           | B & C ROADS - ASPHALT PAVIN | 05/12/2026   | 10,000.00          | 10,000.00   | 05/21/2026 |
| 875             | MADSEN EXCAVATION, LLC.     | 2297           | ROADS - CLASS C ROADS CON   | 05/11/2026   | 56,411.63          | 56,411.63   | 05/15/2026 |
| Total 11-61-25: |                             |                |                             |              | 67,414.81          | 67,414.81   |            |
| <b>11-61-26</b> |                             |                |                             |              |                    |             |            |
| 3839            | STATE BANK OF SOUTHERN UT   | 2026.05.       | CLASS C ROADS - GARAGE DO   | 04/27/2026   | 4,975.00           | 4,975.00    | 05/15/2026 |
| Total 11-61-26: |                             |                |                             |              | 4,975.00           | 4,975.00    |            |
| <b>11-61-29</b> |                             |                |                             |              |                    |             |            |
| 3590            | UTAH STATE DIVISION OF FINA | 2026.05.B2224  | ROADS - INTEREST PAYMENT    | 05/03/2026   | 4,886.00           | 4,886.00    | 05/15/2026 |
| Total 11-61-29: |                             |                |                             |              | 4,886.00           | 4,886.00    |            |
| <b>11-61-30</b> |                             |                |                             |              |                    |             |            |
| 3590            | UTAH STATE DIVISION OF FINA | 2026.05.B2224  | ROADS - PRINCIPAL PAYMENT   | 05/03/2026   | 67,366.00          | 67,366.00   | 05/15/2026 |
| Total 11-61-30: |                             |                |                             |              | 67,366.00          | 67,366.00   |            |
| <b>21-40-22</b> |                             |                |                             |              |                    |             |            |
| 31              | AMAZON BUSINESS             | 1K4D-7C1T-HJ   | POOL - FIRST AID FANNY PACK | 05/12/2026   | 194.54             | 194.54      | 05/15/2026 |
| Total 21-40-22: |                             |                |                             |              | 194.54             | 194.54      |            |
| <b>21-40-24</b> |                             |                |                             |              |                    |             |            |
| 3839            | STATE BANK OF SOUTHERN UT   | 2026.05.       | POOL - AMAZON GIFT CARDS    | 04/27/2026   | 100.00             | 100.00      | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT   | 2026.05.       | POOL - AMAZON GIFT CARDS    | 04/27/2026   | 150.00             | 150.00      | 05/15/2026 |

| Vendor          | Vendor Name               | Invoice Number | Description                 | Invoice Date | Net Invoice Amount | Amount Paid | Date Paid  |
|-----------------|---------------------------|----------------|-----------------------------|--------------|--------------------|-------------|------------|
| Total 21-40-24: |                           |                |                             |              | 250.00             | 250.00      |            |
| <b>21-40-25</b> |                           |                |                             |              |                    |             |            |
| 2480            | CULLIGAN QUENCH USA, INC  | INV10882244    | POOL- WATER DISPENSER 05/1  | 05/17/2026   | 39.95              | 39.95       | 05/28/2026 |
| 2555            | RASMUSSEN'S ACE HARDWAR   | 2026.05.87969  | POOL - LOCK                 | 04/30/2026   | 54.99              | 54.99       | 05/15/2026 |
| 2555            | RASMUSSEN'S ACE HARDWAR   | 2026.05.87969  | POOL - GARBAGE BAGS         | 04/30/2026   | 27.98              | 27.98       | 05/15/2026 |
| 2555            | RASMUSSEN'S ACE HARDWAR   | 2026.05.87969  | POOL - SUPPLIES             | 04/30/2026   | 26.99              | 26.99       | 05/15/2026 |
| Total 21-40-25: |                           |                |                             |              | 149.91             | 149.91      |            |
| <b>21-40-29</b> |                           |                |                             |              |                    |             |            |
| 2685            | ROCKY MOUNTAIN POWER      | 2026.05.66589  | POOL - POWER BILL APRIL 202 | 05/12/2026   | 1,811.26           | 1,811.26    | 05/21/2026 |
| Total 21-40-29: |                           |                |                             |              | 1,811.26           | 1,811.26    |            |
| <b>21-40-30</b> |                           |                |                             |              |                    |             |            |
| 2505            | ENBRIDGE GAS              | 2026.05.69072  | POOL - GAS APRIL 2026       | 05/04/2026   | 3,108.94           | 3,108.94    | 05/15/2026 |
| Total 21-40-30: |                           |                |                             |              | 3,108.94           | 3,108.94    |            |
| <b>21-40-33</b> |                           |                |                             |              |                    |             |            |
| 3839            | STATE BANK OF SOUTHERN UT | 2026.05.       | GSUITE - POOL               | 04/27/2026   | 13.51              | 13.51       | 05/15/2026 |
| Total 21-40-33: |                           |                |                             |              | 13.51              | 13.51       |            |
| <b>21-40-40</b> |                           |                |                             |              |                    |             |            |
| 3839            | STATE BANK OF SOUTHERN UT | 2026.05.       | POOL - SODIUM BICARBONAT    | 04/27/2026   | 56.95              | 56.95       | 05/15/2026 |
| Total 21-40-40: |                           |                |                             |              | 56.95              | 56.95       |            |
| <b>21-40-41</b> |                           |                |                             |              |                    |             |            |
| 31              | AMAZON BUSINESS           | 1FVT-NKGX-14   | POOL - THERMAL CUT OFF FUS  | 05/11/2026   | 138.78             | 138.78      | 05/21/2026 |
| 1315            | GUNNISON IMPLEMENT CO     | 18837          | POOL - PARTS                | 04/30/2026   | 76.71              | 76.71       | 05/15/2026 |
| 1315            | GUNNISON IMPLEMENT CO     | 18837          | POOL - PARTS                | 04/30/2026   | 49.35              | 49.35       | 05/15/2026 |
| 2555            | RASMUSSEN'S ACE HARDWAR   | 2026.05.87969  | POOL - HOSE AND CABLE TIE   | 04/30/2026   | 29.31              | 29.31       | 05/15/2026 |
| Total 21-40-41: |                           |                |                             |              | 294.15             | 294.15      |            |
| <b>21-40-42</b> |                           |                |                             |              |                    |             |            |
| 565             | CEM AQUATICS              | 24862          | POOL- CHEMICALS             | 05/06/2026   | 1,898.10           | 1,898.10    | 05/21/2026 |
| 590             | CENTRAL UTAH PUBLIC HEALT | 29405052026.   | POOL - WATER SAMPLES APRIL  | 04/30/2026   | 90.00              | 90.00       | 05/15/2026 |
| Total 21-40-42: |                           |                |                             |              | 1,988.10           | 1,988.10    |            |
| <b>21-40-45</b> |                           |                |                             |              |                    |             |            |
| 4187            | ETHAN LOVE                | 2026.05        | POOL - LIFEGUARD TRAINING   | 06/24/2025   | 200.00             | 200.00      | 05/15/2026 |
| 4192            | RUSSELL H GOMEZ-PEREZ     | 2026.05.JERE   | POOL - TRAINING FOR JEREMY  | 05/27/2026   | 150.00             | 150.00      | 05/28/2026 |
| 4192            | RUSSELL H GOMEZ-PEREZ     | 2026.05.LANIE  | POOL - TRAINING FOR LAINE T | 05/27/2026   | 150.00             | 150.00      | 05/28/2026 |
| Total 21-40-45: |                           |                |                             |              | 500.00             | 500.00      |            |
| <b>22-40-25</b> |                           |                |                             |              |                    |             |            |
| 4148            | FIREFIGHTER SUPPLY CO     | 1242           | FIRE - PHOSCHEK 1% FLUORIN  | 03/31/2026   | 205.00             | 205.00      | 05/15/2026 |
| 1315            | GUNNISON IMPLEMENT CO     | 18837          | FIRE -ANTIFREEZE            | 04/30/2026   | 60.92              | 60.92       | 05/15/2026 |
| 2555            | RASMUSSEN'S ACE HARDWAR   | 2026.05.87969  | FIRE - EQUIPMENT CHAINSAW   | 04/30/2026   | 674.85             | 674.85      | 05/15/2026 |

| Vendor          | Vendor Name               | Invoice Number | Description                  | Invoice Date | Net Invoice Amount | Amount Paid | Date Paid  |
|-----------------|---------------------------|----------------|------------------------------|--------------|--------------------|-------------|------------|
| Total 22-40-25: |                           |                |                              |              | 940.77             | 940.77      |            |
| <b>22-40-29</b> |                           |                |                              |              |                    |             |            |
| 2685            | ROCKY MOUNTAIN POWER      | 2026.05.66589  | FIRE - POWER BILL APRIL 2026 | 05/12/2026   | 163.07             | 163.07      | 05/21/2026 |
| Total 22-40-29: |                           |                |                              |              | 163.07             | 163.07      |            |
| <b>22-40-30</b> |                           |                |                              |              |                    |             |            |
| 2505            | ENBRIDGE GAS              | 2026.05.67543  | FIRE - GAS APRIL 2026        | 05/04/2026   | 114.46             | 114.46      | 05/15/2026 |
| Total 22-40-30: |                           |                |                              |              | 114.46             | 114.46      |            |
| <b>22-40-66</b> |                           |                |                              |              |                    |             |            |
| 1140            | PYE-BARKER FIRE & SAFETY  | 8398155        | FIRE - 06/01/2026-06/30/2026 | 06/01/2026   | 62.99              | 62.99       | 05/28/2026 |
| Total 22-40-66: |                           |                |                              |              | 62.99              | 62.99       |            |
| <b>22-40-67</b> |                           |                |                              |              |                    |             |            |
| 3839            | STATE BANK OF SOUTHERN UT | 2026.05.       | FIRE - TRAINING LUNCH        | 04/27/2026   | 59.32              | 59.32       | 05/15/2026 |
| Total 22-40-67: |                           |                |                              |              | 59.32              | 59.32       |            |
| <b>22-40-70</b> |                           |                |                              |              |                    |             |            |
| 3839            | STATE BANK OF SOUTHERN UT | 2026.05.       | GSUITE - FIRE                | 04/27/2026   | 18.77              | 18.77       | 05/15/2026 |
| Total 22-40-70: |                           |                |                              |              | 18.77              | 18.77       |            |
| <b>50-40-25</b> |                           |                |                              |              |                    |             |            |
| 1315            | GUNNISON IMPLEMENT CO     | 18837          | PI - PVC COUPLING            | 04/30/2026   | 15.58              | 15.58       | 05/15/2026 |
| 1315            | GUNNISON IMPLEMENT CO     | 18837          | PI - PIPE AND PARTS          | 04/30/2026   | 148.08             | 148.08      | 05/15/2026 |
| 2680            | ROBINSON TRANSPORT, INC.  | 1581           | PI - SAND                    | 05/05/2026   | 873.43             | 873.43      | 05/15/2026 |
| Total 50-40-25: |                           |                |                              |              | 1,037.09           | 1,037.09    |            |
| <b>50-40-30</b> |                           |                |                              |              |                    |             |            |
| 3839            | STATE BANK OF SOUTHERN UT | 2026.05.       | GSUITE - PI                  | 04/27/2026   | 14.04              | 14.04       | 05/15/2026 |
| Total 50-40-30: |                           |                |                              |              | 14.04              | 14.04       |            |
| <b>51-81-24</b> |                           |                |                              |              |                    |             |            |
| 2445            | POSTMASTER                | 2026.05        | WATER- MAY 2026 UTILITY BILL | 05/29/2026   | 150.79             | 150.79      | 05/29/2026 |
| 2445            | POSTMASTER                | 2026.05        | SEWER - MAY 2026 UTILITY BIL | 05/29/2026   | 150.79             | 150.79      | 05/29/2026 |
| Total 51-81-24: |                           |                |                              |              | 301.58             | 301.58      |            |
| <b>51-81-25</b> |                           |                |                              |              |                    |             |            |
| 590             | CENTRAL UTAH PUBLIC HEALT | 29305052026.   | WATER - WATER SAMPLES APR    | 04/30/2026   | 125.00             | 125.00      | 05/15/2026 |
| 3996            | CINTAS CORPORATION        | 5334312006     | WATER - FIRST AID KIT HARD S | 05/06/2026   | 7.53               | 7.53        | 05/15/2026 |
| 1315            | GUNNISON IMPLEMENT CO     | 18837          | WATER -FUEL                  | 04/30/2026   | 104.61             | 104.61      | 05/15/2026 |
| 1315            | GUNNISON IMPLEMENT CO     | 18837          | WATER - FUEL                 | 04/30/2026   | 151.34             | 151.34      | 05/15/2026 |
| 2555            | RASMUSSEN'S ACE HARDWAR   | 2026.05.87969  | WATER - AMMONIA              | 04/30/2026   | 7.58               | 7.58        | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT | 2026.05.       | WATER - TACOS LA GRANJA      | 04/27/2026   | 42.02              | 42.02       | 05/15/2026 |
| 3839            | STATE BANK OF SOUTHERN UT | 2026.05.       | WATER - TAGGNGO              | 04/27/2026   | 18.00              | 18.00       | 05/15/2026 |
| Total 51-81-25: |                           |                |                              |              | 456.08             | 456.08      |            |

| Vendor          | Vendor Name                  | Invoice Number | Description                 | Invoice Date | Net Invoice Amount | Amount Paid | Date Paid  |
|-----------------|------------------------------|----------------|-----------------------------|--------------|--------------------|-------------|------------|
| <b>51-81-29</b> |                              |                |                             |              |                    |             |            |
| 2685            | ROCKY MOUNTAIN POWER         | 2026.05.66589  | WATER - POWER BILL APRIL 20 | 05/12/2026   | 6,111.87           | 6,111.87    | 05/21/2026 |
| Total 51-81-29: |                              |                |                             |              | 6,111.87           | 6,111.87    |            |
| <b>51-81-31</b> |                              |                |                             |              |                    |             |            |
| 1795            | Keddington & Christensen LLC | 5663           | WATER - APRIL 2026 CONSULT  | 05/22/2026   | 974.76             | 974.76      | 05/28/2026 |
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | GSUITE - WATER              | 04/27/2026   | 17.54              | 17.54       | 05/15/2026 |
| 3675            | VERIZON WIRELESS             | 6142225640     | WATER - IPAD FOR PUBLIC WO  | 04/28/2026   | 20.00              | 20.00       | 05/15/2026 |
| Total 51-81-31: |                              |                |                             |              | 1,012.30           | 1,012.30    |            |
| <b>51-81-77</b> |                              |                |                             |              |                    |             |            |
| 1063            | ENSIGN                       | 132512         | WATER - TARR CANYON WELL    | 04/29/2026   | 7,400.00           | 7,400.00    | 05/15/2026 |
| Total 51-81-77: |                              |                |                             |              | 7,400.00           | 7,400.00    |            |
| <b>52-82-29</b> |                              |                |                             |              |                    |             |            |
| 2685            | ROCKY MOUNTAIN POWER         | 2026.05.66589  | SEWER - POWER BILL APRIL 20 | 05/12/2026   | 60.85              | 60.85       | 05/21/2026 |
| Total 52-82-29: |                              |                |                             |              | 60.85              | 60.85       |            |
| <b>52-82-31</b> |                              |                |                             |              |                    |             |            |
| 1795            | Keddington & Christensen LLC | 5663           | SEWER - APRIL 2026 CONSULT  | 05/22/2026   | 974.76             | 974.76      | 05/28/2026 |
| 3839            | STATE BANK OF SOUTHERN UT    | 2026.05.       | GSUITE - SEWER              | 04/27/2026   | 14.04              | 14.04       | 05/15/2026 |
| 3675            | VERIZON WIRELESS             | 6142225640     | SEWER - IPAD FOR PUBLIC WO  | 04/28/2026   | 20.01              | 20.01       | 05/15/2026 |
| Total 52-82-31: |                              |                |                             |              | 1,008.81           | 1,008.81    |            |
| <b>52-82-67</b> |                              |                |                             |              |                    |             |            |
| 2555            | RASMUSSEN'S ACE HARDWAR      | 2026.05.87969  | SEWER - EXTENSION CORD      | 04/30/2026   | 14.99              | 14.99       | 05/15/2026 |
| 4193            | WASTEWATER INNOVATIONS L     | WWI-2026-301   | SEWER - SEWER LAGOONS       | 05/20/2026   | 8,000.00           | 8,000.00    | 05/28/2026 |
| Total 52-82-67: |                              |                |                             |              | 8,014.99           | 8,014.99    |            |
| <b>53-83-90</b> |                              |                |                             |              |                    |             |            |
| 3590            | UTAH STATE DIVISION OF FINA  | 2026.05.B2224  | STORM DRAIN - INTEREST PAY  | 05/03/2026   | 3,164.00           | 3,164.00    | 05/15/2026 |
| Total 53-83-90: |                              |                |                             |              | 3,164.00           | 3,164.00    |            |
| <b>53-83-91</b> |                              |                |                             |              |                    |             |            |
| 3590            | UTAH STATE DIVISION OF FINA  | 2026.05.B2224  | STORM DRAIN - PRINCIPAL PAY | 05/03/2026   | 43,634.00          | 43,634.00   | 05/15/2026 |
| Total 53-83-91: |                              |                |                             |              | 43,634.00          | 43,634.00   |            |
| Grand Totals:   |                              |                |                             |              | 297,276.38         | 297,276.38  |            |

| Vendor | Vendor Name | Invoice Number | Description | Invoice Date | Net Invoice Amount | Amount Paid | Date Paid |
|--------|-------------|----------------|-------------|--------------|--------------------|-------------|-----------|
|--------|-------------|----------------|-------------|--------------|--------------------|-------------|-----------|

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Recorder: \_\_\_\_\_

Report Criteria:

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

# ROAD AND UTILITY EXPANSION CONTRIBUTION AGREEMENT

Devl: 1391

THIS ROAD AND UTILITY EXPANSION CONTRIBUTION AGREEMENT (the “**Agreement**”) is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2026 (the “**Effective Date**”), by and between the State of Utah, acting through the State of Utah School and Institutional Trust Lands Administration, 102 East 200 South, Suite 600, Salt Lake City, Utah 84111 (the “**SITLA**”), and Gunnison City, a body politic, 38 West Center Street, Gunnison, Utah 84634 (the “**City**”).

## RECITALS

A. SITLA is the owner of approximately 131.80-acres of state trust lands in Gunnison City, Sanpete County, Utah, (the “**SITLA Parcel**”) as shown in **Exhibit A**, located within the Gunnison Innovation Park (the “**Park**”), an area of Gunnison City dedicated to promoting and establishing manufacturing.

B. The City desires to construct 0.42 miles of road and extend 0.25 miles of water and sewer lines (the “**Road and Utility Expansion**”) in the Park, within a 100-foot right-of-way that Gunnison platted on April 16, 2025, and attached hereto as **Exhibit B**.

C. SITLA and the City will both utilize and benefit from the Road and Utility Expansion to develop their respective parcels within the Park. The City has won a Rural Communities Opportunity Grant (“**RCOG**”) that will cover the majority of the costs associated with the Road and Utility Expansion, but SITLA desires to contribute an additional amount to cover the cost of the Road and Utility Expansion, in exchange for impact fee credits.

NOW, THEREFORE, for good and valuable consideration, SITLA and the City agree as follows:

## AGREEMENT

1. Road and Utility Expansion Improvements. The parties acknowledge that the City intends to complete the Road and Utility Expansion within the right-of-way shown in **Exhibit B**. SITLA has approved the City’s plans for the Road and Utility Expansion (the “**Plans**”), attached hereto as **Exhibit C**. The Plans include two travel lanes in each direction, built to accommodate heavily loaded 16-wheeler traffic. The Plans also include extension of the water and sewer lines to the east and north, so that they terminate at developable lands owned by the City and SITLA. The water line will be an 8-inch line with fire hydrants spaced appropriately, and the sewer will also be an 8-inch line. The City shall work with the Governor’s Office of Economic Opportunity, Center for Rural Development (“**GOEO**”) to get the necessary contracts and agreements executed,

including a full civil layout, plan and profiles, and preparation of bid documents. The City will ensure that improvements associated with the Road and Utility Expansion are installed in a manner materially similar to the Plans. The City shall not make any material modifications or alterations to the Plans without the prior written consent of SITLA which consent shall not be unreasonably withheld or delayed.

2. Performance of Work. The City shall be responsible for hiring, contracting with, supervising, and making payments for the performance of the installation of all improvements necessary for the Road and Utility Expansion (the “**Work**”). SITLA shall have the right to inspect the area on which the Work is being performed at any time. In the event the SITLA determines the Work is not being performed in material conformance with the Plans or in conformance with applicable law, then SITLA shall notify the City of such in writing. SITLA shall have the right to reimbursement of SITLA’s Contribution (as that term is hereinafter defined), or any portion thereof, until such time as those issues in SITLA’s written notice have been cured or addressed in a manner reasonably acceptable to SITLA by the City. The City shall defend, indemnify and hold harmless SITLA for any and all claims related to the Work, including, without limitation, failure to pay any fees or invoices associated with the Work.

3. Costs and Financial Contributions. SITLA shall contribute \$90,000.00 to the City (“**SITLA’s Contribution**”) by June 30, 2026, for Road and Utility Expansion improvements, and the City, Sanpete County, and the RCOG shall cover all other costs associated with the Work. The anticipated costs associated with the Road and Utility Expansion are set forth in **Exhibit C**. In exchange for SITLA’s Contribution, SITLA shall receive credit against future water and sewer impact fees assessed by the City for improvements on the SITLA Parcel. The City shall provide SITLA with written confirmation of the impact fee credits, which shall not expire, and shall be used by SITLA in its discretion. The City shall not look to SITLA for payment of any costs associated with the Road and Utility Expansion except as specifically provided for herein.

4. Miscellaneous.

- a. This Agreement shall be binding upon SITLA and the City, their successors and assigns.
- b. This Agreement shall be interpreted in accordance with the laws of the State of Utah.
- c. Any claim or dispute concerning questions of law or fact arising out of or relating to this Agreement, which is not disposed of by agreement between the parties hereto, shall be submitted for mediation by a mutually agreed upon mediator.
- d. The individuals executing this Agreement hereby warrant and represent they are duly authorized to do so in the capacity stated.
- e. Nothing in this Agreement is intended to, or shall be deemed to, constitute a partnership or joint venture between SITLA and the City.
- f. This Agreement may only be amended in writing executed by both SITLA and the City.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the Effective Date.

STATE OF UTAH,  
School and Institutional  
Trust Lands Administration

\_\_\_\_\_  
By: Aaron Langston  
Its: Managing Director Residential and Commercial Real Estate.

GUNNISON CITY, a body politic

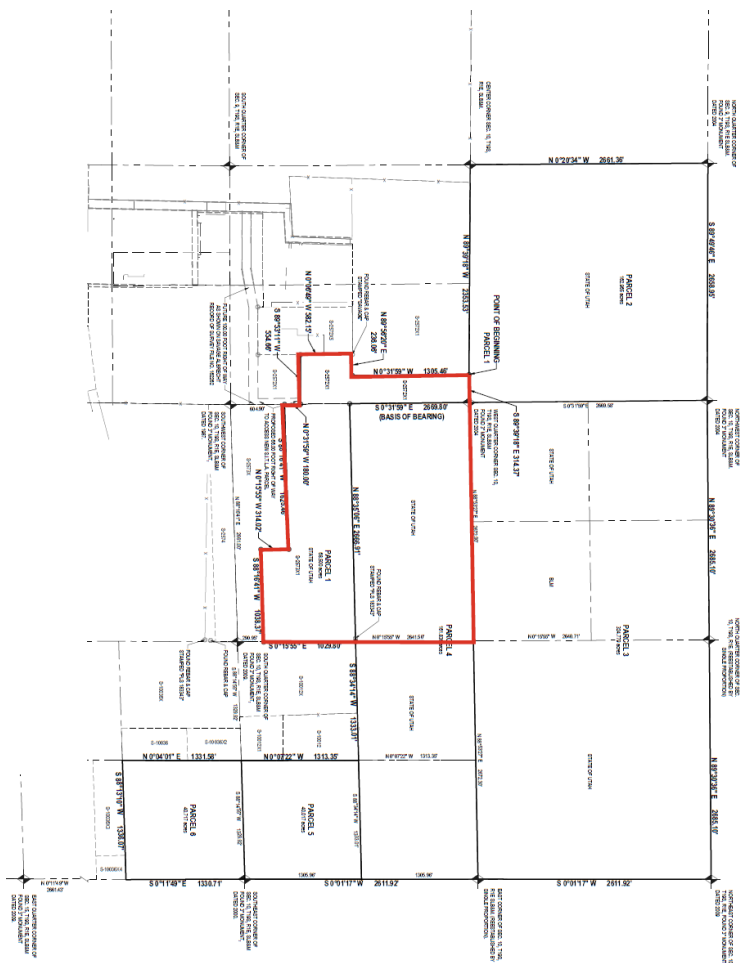
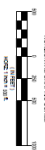
\_\_\_\_\_  
\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Special Assistant Attorney General

| SECTION                                                                             |                                    |
|-------------------------------------------------------------------------------------|------------------------------------|
|  | SECTION CONSERVATION AREA          |
|  | EXISTING DRAINAGE MANHOLE AS NOTED |
|  | EXISTING DRAINAGE MANHOLE AS NOTED |
|  | EXISTING DRAINAGE MANHOLE AS NOTED |
|  | EXISTING DRAINAGE MANHOLE AS NOTED |
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|  | EXISTING DRAINAGE MANHOLE AS NOTED |
|  | EXISTING DRAINAGE MANHOLE AS NOTED |

LOCATED IN THE NORTHEAST 1/4 OF SECTION 9,  
SECTION 10, AND NORTHEAST 1/4 OF SECTION 15  
T.19S., R.1E., S.L.B. & M.  
GUNNISON CITY, SANPETE COUNTY, UTAH

[illegible]

NORTH-SOUTH QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 1 EAST, BUTTE LAND BASE AND MERIDIAN CONTAINING MINES, MOORE OF UTAH.

NORTH HALF OF SECTION 12, TOWNSHIP 15 NORTH, RANGE 1 EAST SALT LAKE BASIN AND MERRICK

## SECTION 10

## PART II

**PAGE 21**

1. THE PURPOSE OF THE SUITER IS TO OBTAIN A DECLARATION OF A NEW PACE OF LAND AND SET SUITER MARKERS AT CERTAIN CORNERS OF AND WITHIN THE LAND AS SHOWN HEREON.
2. THE PURPOSE OF THE COURT ORDER AND SUIER QUARTER CORNER OF SECTION 10 HERE ESTABLISHED IS:
3. SUIER OF SATELITE USED NOW AND WAS DESCRIBED BETWEEN THE WEST QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 10 T.9 S. R.1 E. S.16 N. 1/4.

THE PROPERTY SHOWN HEREON, A PROFESSIONAL LAND SURVEYOR HAS PREPARED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTAIN PLAT, CERTAIN THAT THE ALIQUOT OF THE PROPERTY OWNED, THE PLAT SHOWN HEREON WAS MADE UNDER MY DIRECTION. (PLATTING CERTIFY THAT THE PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SHOWN HEREON.)

| PROJECT NUMBER | POINT DATE |
|----------------|------------|
| 007-07         | 2005-03-9  |
| PROJECT NUMBER | DATE/POINT |
| KLC            | T.M.O.     |

**GUNNISON, UTAH**

**ENSIGN**  
THE TRADITION IN ENGINEERING

**ROBERTO**  
225 N. 1001  
P.O. Box 100  
Tomball, TX 77375  
Phone: 409.895.2983

**SANDY**  
Phone: 801.255.0529

**LAYTON**  
Phone: 801.947.1100

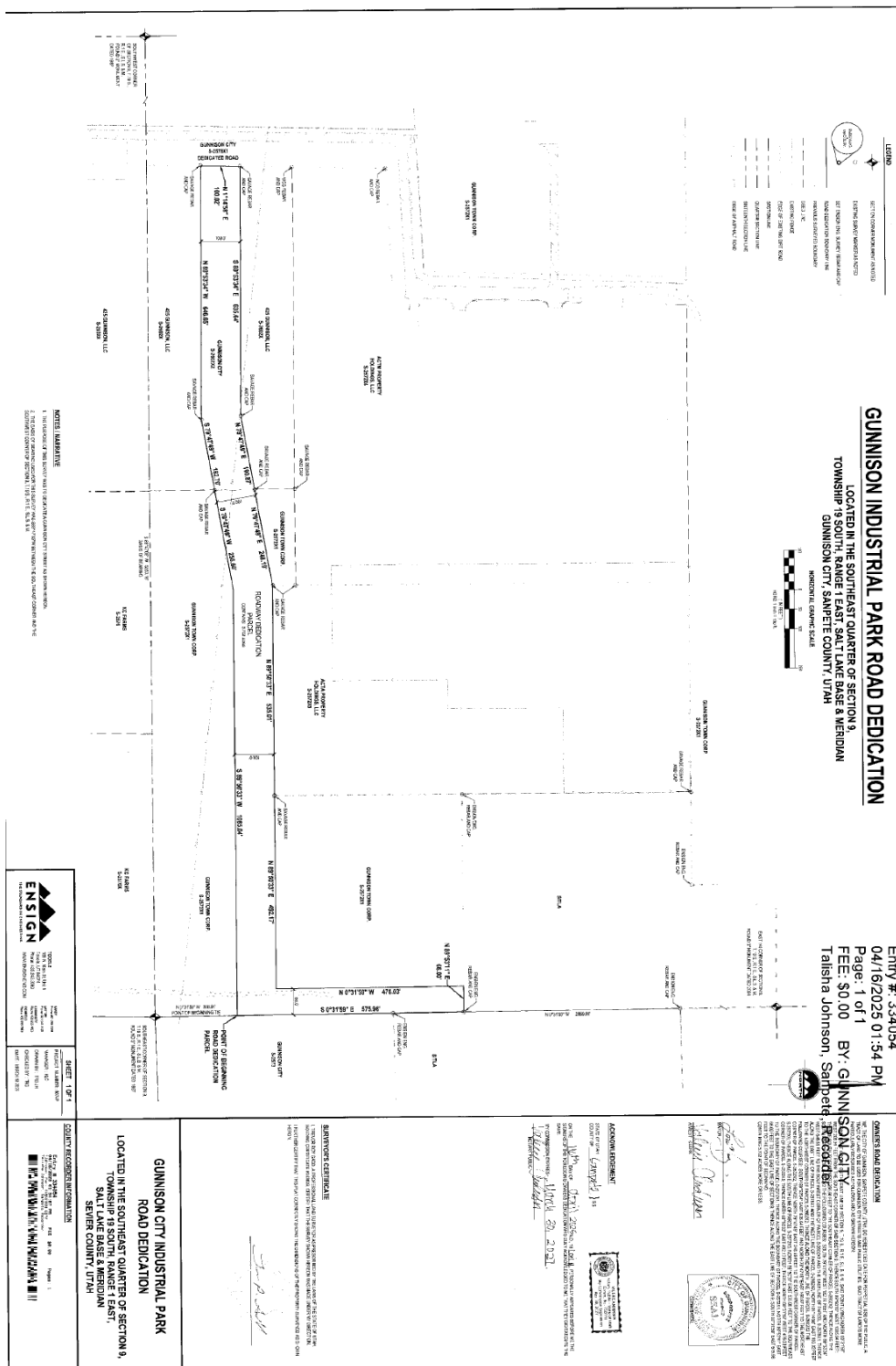
**TOOLE**  
Phone: 435.840.3590

**CELANO**  
Phone: 435.865.1453

[WWW.ENSIGNENG.COM](http://WWW.ENSIGNENG.COM)

ENGIN  
CALCULATED  
IN A MOMENT OF LIGHT  
CONTACT:  
ENGIN

**Exhibit B**  
Road Dedication Plat



## **Exhibit C**

### **Project Plans**

#### **PROJECT PROPOSAL:**

The Gunnison Innovation Park is located in Gunnison City, Sanpete County and is home to several advanced manufacturing companies that produce internationally renowned aerospace and defense products, as well as high-tech health and life science products. Gunnison City, the Utah Trust Lands Administration (TLA), and Sanpete County are collaborating to expand infrastructure in this park, which is part of the Utah Inland Port Authority - Skyline Corridor Project Area. This proposal seeks to construct 0.42 miles of road and extend 0.25 miles of water and sewer lines into phase II of the Innovation Park. Construction of the above infrastructure will open 207 acres for development in the park.

#### **SCOPE OF WORK:**

##### Background:

Gunnison acquired 200 acres of the Gunnison Innovation Park property in 2002 and has since leveraged the land to help locally established manufacturing operations expand. The first company in the park was Christensen Arms, which started in a local garage in the mid-90s and now occupies over 78,000 square feet of manufacturing space. Satterwhite log homes started their lumber operations in the park soon after Christensen Arms was operating. ACT Aerospace (120,000 sq. ft.) joined the park in 2006 and provides aerospace parts under corporate and military contracts, which include some stealth components. Future Comp constructed 100,000 square feet of manufacturing space in 2021 for carbon-fiber research and product development services, and now shares space with Super Comp, Forge + Bond, and Proteor (see Exhibit B).

France-based Proteor is a high-tech orthotics and prosthetics manufacturer that previously occupied space in the ACT building and was looking to expand. Due to infrastructure limitations in the park, they were considering relocating their 40 jobs out of Utah. With the help of GOEO and a \$300,000 Sanpete County Opportunity Grant (2022), Gunnison expanded sewer further into the park in 2024 (see attached letter from Sanpete County dated May 16, 2024). This additional sewer line enabled Proteor to expand into the Future Comp building (see attached Gunnison Valley Gazette article) and ACT to expand its operations as well.

In 2024, Gunnison and Centerfield City underwent a joint effort to develop a long-term vision for the Gunnison Valley region. After multiple stakeholder meetings, public open houses, and engaging with several high school social studies classes, the resulting "Our Valley, Our Vision" document highlighted the community's goals to promote growth in the local economy, including the tech industry, by creating jobs and attracting light industry to the industrial park (see Exhibit C). One of the strategies to achieve these goals included coordinating with private, county, state, and other economic development organizations. To this end, Gunnison was the first community in Sanpete County to request association with the Utah Inland Port Authority as part of the Skyline Corridor Project Area. Gunnison then exchanged lands with the Trust Lands Administration to bring it in as a partner with the Innovation Park. The assembled team of local and state partners in the Gunnison Innovation Park is anxious to expand the infrastructure and have state- and city-owned properties shovel-ready for companies looking to locate in rural Utah.

In the past year, Gunnison received over ten requests for information pertinent to the Gunnison Innovation Park. These companies were attracted to the rural qualities and work ethic of the Central Utah region. They indicated the potential of more than \$300 million in capital investment and 2,000 jobs in the

state. Unfortunately, Gunnison's Innovation Park was not a viable option for these prospects due to the limited infrastructure.

#### Scope of Project:

Gunnison City, TLA, and Sanpete County are proposing to expand infrastructure and make capital facility improvements for business development at the Gunnison Innovation Park. These improvements include designing and constructing 0.42 miles of road and extending 0.33 miles of water and sewer lines into phase II of the Innovation Park (see Exhibit D).

Design work will include full civil layout, plan and profile drawings, and preparation of bid documents. A traffic study for the park was previously performed using UDOT Transportation Planning Assistance funds in 2023. Gunnison has completed a topographic survey of the property. The survey and traffic study were already paid for and are not included in the project costs of this application.

The new improvements will be constructed within a 100-foot right-of-way that Gunnison platted on April 16, 2025. The buildout design of the road through this corridor includes two travel lanes in each direction and will be built to accommodate heavily loaded 16-wheeler traffic. This proposal includes laying the subgrade and road base for two of the four future travel lanes needed to access the Phase II area. Paving of the surface will be done by Gunnison City under separate construction efforts upon the commitment of additional park tenants. Expanding the road to four lanes will occur as the park develops and traffic warrants the additional lanes or movement opportunities.

The water and sewer lines have already been extended to the improvement corridor. This proposal includes extending the water and sewer lines to the east and north, so they terminate at developable lands owned by Gunnison and the Trust Lands Administration. The water line will be an 8-inch line with fire hydrants spaced appropriately. The sewer line is also an 8-inch line. Both utilities are sized for the build-out of the Innovation Park.

#### Economic Development Goals:

The stakeholders associated with this proposal have different economic strategies or goals that are furthered with this project.

The Gunnison City Planning Commission letter of recommendation provides several Gunnison City economic development goals that this project supports (see attached letter from Planning Commission Chair, Debbie Greener). The city's primary goal for this project is to "ensure that all potential business sites are ready for use by having utilities available." Without these proposed improvements, the phase II area of the business park is merely an inaccessible, raw piece of ground that provides little benefit to residents. With these improvements, over 200 acres of Gunnison- and TLA-owned property become marketable, accessible, and serviceable, which leads to benefits for the State and local taxing entities. Development of these lands will increase job creation, increase property tax base, increase income taxes paid (both corporate and individual), increase local sales taxes as purchases are made in the local area, and increase energy usage (and the accompanying municipal energy "franchise" tax). Multiplier (indirect and induced) impacts will result from job creation and expenditures for construction and supplies.

Sanpete County commissioned an economic market study in 2024 to understand the needs and potential strategies to strengthen the regional economy (see Exhibit E and Sanpete County letter of support). That study determined a major focus of the county should be to retain the local workforce. The study found that 50.25% of residential workers in Sanpete County work outside of the County borders. This study also found that 5,160 employees commute out of the County despite 2,749 people commuting into the county to work. It was recognized that when local labor leaves the county, they also spend their money outside of

the county. Economic strategies outlined in the report include creating opportunities for the local workforce to work closer to home and to strengthen local spending opportunities. This strategy includes creating more jobs locally to help retain the talent pool of Snow College graduates, who generally leave the county after graduation. Additional goals of the market study include prioritizing collaboration with city, county, and state economic organizations, developing existing industry cohorts, and creating a business attraction program for emerging industries. Sanpete County's contribution to the match for this project is intended to further the achievement of these goals.

TLA owns several hundred acres surrounding the Innovation Park (See attached letter from TLA). In 2024, Gunnison traded 90 acres of land inside the park to TLA in exchange for lands west of town for a new city well. TLA was willing to accept the industrial lands in the deal because of the return on investment opportunity to TLA, which is tasked with maximizing the use of public lands to generate revenues that benefit the state schools and institutional systems. Without the proposed improvements, the TLA lands won't be able to develop and would be very difficult to market.

The Innovation Park is part of the UIPA Skyline Corridor Project Area (See attached letter from UIPA). Development within the project area supports the mission of the Utah Inland Port Authority by generating revenue to bolster the state's position as a leader in the global economy. Where the Innovation Park lands are publicly owned, conservative estimates from Zion's Bank Public Finance in a 2021 Innovation Park study determined that \$11.6 million of tax increment could be generated over 20 years. Through UIPA, those incremental dollars can be invested in the Sanpete communities of Ephraim and Manti, and others in Sevier and Wayne Counties. This project will help establish methodologies and best practices for intergovernmental partnerships in the UIPA Skyline Corridor Project Area.

#### **DELIVERABLES AND OUTCOME:**

As an infrastructure and Capital facilities improvement project, the short-term objective is simply the expansion of the road and utility system in the Gunnison Innovation Park. However, completion of this project opens the door to over 200 acres of development opportunity in the Gunnison Innovation Park.

Companies in the Gunnison Innovation Park currently employ over 400 people, with many of those commuting to the area from beyond the Gunnison Valley. Employers in the park report their employees live in Sevier County, Utah County, Juab County, and Sanpete County. Expansion of Gunnison's industrial sector is projected to bring over 260 additional jobs to the region. Additionally, Snow College is partnering with businesses in the park to develop technical and mechanical courses for college and high school students in the region to foster workforce development that supports the park's employers (See attached letter of support from Snow College). As local talent grows, it is not uncommon for employees working in one Gunnison-based company to seek career advancement and additional training by "jumping" to a neighboring company in the Gunnison Innovation Park.

The Gunnison Innovation Park provides a range of opportunities for skilled labor across many sectors. Products made in Gunnison serve aerospace and defense contracts for Boeing, Lockheed Martin, Sikorsky, and many other industry-leading companies. Jobs related to orthotics and prosthetics made in Gunnison by Proteor require training in high-tech circuitry, battery, software, and composite systems. Each company in the park has an international clientele, which requires expertise in logistics and communication. The park's interactions with companies outside of Utah will often involve potential clients and employees going on OHV excursions or sporting trips around the state to highlight the area and the products manufactured in Gunnison. Corporate executives from visiting companies will fly into the Salt Lake International Airport, stay in accommodation near the Capitol, and attend cultural events

while they are in town. The Gunnison Innovation Park is a positive contributor to the state-wide and international economy.

Gunnison has a proven record of using Rural Opportunity Grants to secure economic benefits for the state. Completion of this infrastructure expansion project will further show existing businesses that there is an opportunity to expand in Utah, and outside companies will see that space is available for them to be part of the thriving economic environment created by the state.

#### **TIMELINE:**

After a notice of grant award is received, Gunnison will work with GOEO and the other funding partners in this project to get the necessary contracts and agreements executed.

Project design is expected to take five weeks and can begin immediately after funding contracts are executed. The project design will conservatively start in June 2026 and run into July 2026. This schedule gives five months for funding contracts to get approved and enables Gunnison to obligate funding between two fiscal years. Design will include full civil layout, plan and profiles, and preparation of bid documents. Survey work for this project was previously completed and paid for by Gunnison City. The survey work is not included in project costs.

Bidding for the project will occur in October 2026 at the end of the 2026 Construction season. After a 6-week bid window, the Gunnison City Council can approve a contractor during their December 2026 or January 2027 regular meeting. The timing for late bid schedule provides an opportunity for more competitive, off-season bidding.

The bidding process will include a mobilization window between January and the middle of March. Allowing this flexible start window should be enticing to more contractors and increase competitive bidding.

Construction will begin no later than March 15, 2027 and should be completed in six weeks, barring unforeseen obstacles.

After construction is completed, four weeks are estimated for processing payments, requesting reimbursements, and preparing final reports. Another four weeks is anticipated to close out the project with GOEO staff.

The total estimated time to project closure from the award is 18 months, with closure by July 2027.

#### **BUDGET:**

##### Expenses:

A preliminary engineering cost estimate for the work is \$649,695.05. This estimate was prepared by Ensign Engineering, which is Gunnison's contracted engineering services firm, and is based on actual construction costs associated with recent Gunnison City projects.

The 0.42 miles of road work is the most expensive part of the project at \$258,562.55, with imported materials being 64% of that cost. The road is designed for heavily laden 16-wheel truck traffic in the industrial park. The improvements include clearing and grubbing the two-lane (24 ft. wide) road and

utility corridor, excavating to the determined subgrade depth, importing and compacting 12 inches of structural material, and 6 inches of road base material for the entire road corridor. Paving of the road corridor will be done by Gunnison City under a separate contract when new development commitments are made. By phasing the paving component of the road, the project saves initial and ongoing maintenance costs of the oil materials until that surface is warranted by regular traffic patterns. Not paving the road with this project will have the additional benefit of very little runoff needing to be handled. Drainage swales will be provided along the road shoulders to manage the storm drain needs after construction is completed.

The proposed 8-inch water line is estimated to be \$129,300. This includes 1,700 feet of pipe at \$65 per foot, one fire hydrant assembly (\$10,000), and service connections to four master planned lots along the pipe.

The proposed 8-inch sewer line is estimated to cost \$215,082. The sewer length is similar to that of the water line at 1,700 feet, but with pipe cost differences, manhole requirements, and additional trenching costs associated with rock excavating, the sewer line will cost more than the water line. Based on the city's experience when the sewer was extended in 2024, there will likely be additional rock excavation needed through portions of this project, and \$35,190 is in the budget for those expenses.

Ensign estimates that engineering services related to the design and preparation of bid documents will cost \$21,250. A geotechnical investigation will cost \$6,000. Additional construction administration services, such as verifying pay requests, site inspections, and regular construction collaboration meetings, will cost \$18,500. Ensign Engineering or Gunnison public works staff will conduct field inspections each day the contractor is on site. Engineering time on site is part of the \$18,500 construction administration estimate in the project budget. City staff inspection and monitoring of the project is not included in this project estimate, but will be absorbed by Gunnison City as assigned functional work duties and part of the city's general operating budget.

Gunnison estimates administrative costs will be \$1,000 to handle contract administration, notices, bidding, financial monitoring, coordination with funding partners, site visits, and state reporting.

Extending power and gas utilities is not proposed as part of this project. Power connectivity is already available at the park, but future user-specific demands have to be evaluated by Rocky Mountain Power before any extensions to their system will be allowed. Gas utilities will also need to be sized for end users, but Enbridge Gas will be approached prior to construction of this project to see if they are willing to install "dry" gas lines while construction crews are working in the area. Any costs for extending gas lines will not be part of this project's costs.

#### Funding:

The project is required to provide a 20% grant match based on the population of Gunnison City. The total local match offered with this project is \$203,500 or 31% of the budgeted project expenses.

Gunnison is committing \$101,000 (9% of the project) to the project. These funds will come from a combination of annually budgeted economic development funds and capital improvement reserves from the city's water and sewer departments. Because the project will span two fiscal years, Gunnison will be using funds from its current 2025-2026 budget and the upcoming 2026-2027 budget. This multi-year commitment was explained to the Gunnison City Council during their October 15, 2025, meeting and they agreed to move forward with the project under those commitments (see attached letter from Gunnison City Recorder). The city's administrative costs will be tracked and provided as an in-kind match not to exceed \$1,000.

The current TLA budget did not include this project, but TLA has committed \$90,000 from its 2026-27 budget to this work. This delay in funding availability is one of the reasons that the project will not be put out to bid as soon as possible after design is completed (see timeline section above). Separate funding agreements between Gunnison and TLA will be executed upon notice of RCOG funding awards. TLA's cash contributions will be regarded as credit against future water and sewer impact fees. Gunnison has made similar agreements with DFCM when it contributed participatory funds for infrastructure improvement projects that benefited the Central Utah Correctional Facility (CUCF). These credit agreements provide for the state not having to pay for infrastructure twice.

Sanpete County will provide \$12,500 (see attached letters) for the project as part of its county-wide economic development efforts.

We are requesting \$446,195.05 GOEO Rural Community Funding to complete the funding package needed for the project.

UIPA is committed to supporting the project (see attached letter of recommendation), but its participation amount is unknown at this time, as the first year of increment disbursement will not occur until 2026. UIPA's tools related to tax increment funding will more likely be leveraged to fully complete road improvements and extend power and gas utilities when the extent of those utility services are known.

## Gunnison City

### Application for 2025 Rural Community Opportunity Grant Funding

#### Innovation Park Infrastructure Expansion Project

#### Project Expenses

|                      | Units | Total Units | Unit Cost | Total Cost   |
|----------------------|-------|-------------|-----------|--------------|
| Clear and Grub       | C.Y.  | 2548        | \$ 15     | \$ 38,220.00 |
| Earthwork Cut        | C.Y.  | 1115        | \$ 15     | \$ 16,725.00 |
| Roadbase (6")        | C.Y.  | 1194        | \$ 65     | \$ 77,610.00 |
| Borrow (12")         | C.Y.  | 2230        | \$ 40     | \$ 89,200.00 |
| Signage              | E.A.  | 1           | \$ 500    | \$ 500.00    |
| Construction Staking | L.S.  | 1           | \$ 5,500  | \$ 5,500.00  |
| SWFP Erosion Control | L.S.  | 1           | \$ 2,500  | \$ 2,500.00  |
| Mobilization         | L.S.  | 1           | \$ 28,308 | \$ 28,307.55 |

**Flood Construction \$ 250,562.55**

|                       |      |      |           |               |
|-----------------------|------|------|-----------|---------------|
| 8" Water Line         | L.F. | 1700 | \$ 65     | \$ 110,500.00 |
| Fire Hydrant Assembly | E.A. | 1    | \$ 10,000 | \$ 10,000.00  |
| Water Appurtenances   | E.A. | 4    | \$ 2,200  | \$ 8,800.00   |

**Culinary Line Extension \$ 129,300.00**

|                 |      |       |          |               |
|-----------------|------|-------|----------|---------------|
| 8" Sewer Line   | L.F. | 1700  | \$ 75    | \$ 127,500.00 |
| Sewer Manhole   | E.A. | 4     | \$ 6,500 | \$ 26,000.00  |
| Rock Excavation | C.Y. | 538.5 | \$ 60    | \$ 32,310.00  |
| Trench Import   | C.Y. | 538.5 | \$ 45    | \$ 24,232.50  |

**Sewer Line Extension \$ 215,062.50**

|                       |      |   |           |              |
|-----------------------|------|---|-----------|--------------|
| Engineering           | L.S. | 1 | \$ 21,250 | \$ 21,250.00 |
| Geotech Investigation | L.S. | 1 | \$ 6,000  | \$ 6,000.00  |
| Construction Admin    | L.S. | 1 | \$ 18,500 | \$ 18,500.00 |

**Total Engineering \$ 45,750.00**

|                            |      |   |             |             |
|----------------------------|------|---|-------------|-------------|
| Local Administrative Costs | L.S. | 1 | \$ 1,000.00 | \$ 1,000.00 |
|----------------------------|------|---|-------------|-------------|

**Total Project Costs \$ 649,695.05**

#### Project Funding

##### Local Funding Sources

**Gunnison City \$ 101,000.00**

|                        |              |
|------------------------|--------------|
| FY 25-28 Eoon          | \$ 20,000.00 |
| Water                  | \$ 15,000.00 |
| Sewer                  | \$ 10,000.00 |
| FY 25-27 Eoon          | \$ 30,000.00 |
| Water                  | \$ 15,000.00 |
| Sewer                  | \$ 10,000.00 |
| Administration in-kind | \$ 1,000.00  |

**Trust Lands Administration \$0.000**

|                              |              |
|------------------------------|--------------|
| FY 25-27 Water Impact Prepay | \$ 55,000.00 |
| Sewer Impact Prepay          | \$ 35,000.00 |

**Sanpete County 12,500**

**Total Local Funds \$ 203,500.00**

|                          |     |
|--------------------------|-----|
| Local Funds % of Project | 31% |
| Min % of Project         | 20% |

**Requested GOEO Funds \$ 446,195.05**

**Total Funding \$ 649,695.05**

**Total Project Costs \$ 649,695.05**