**City Council Meeting**
September 16, 2026
City Council Chambers, 38 West Center

6pm Mayor Wanner opened the meeting

## Roll Call:

In attendance: Mayor Wanner, Brian Nielson, Stella Hill, Kim Pickett, Dennis Marker, JD Bunnell, Angela Leatherwood.

Rohn Peterson – Speaker phone
Donald Childs - absent

## Invocation/Inspirational Thought:

Given by Mayor Mike Wanner

## Pledge of Allegiance:

Led by Mayor Wanner

## Public Forum:

No comments

## Report:

Chief Jason Adamson gave his monthly Police Report.
Briefed on community night out, service calls for August and Department highlights.
- ICE Taskforce Grant monies
- Officer Christenson county assist

Upcoming Events
- September 19th – Harvest Moon Festival and Parade
- October 9th – Homecoming Parade
- November 28th – Light Parade

Councilwoman Hill asked about the markings in the road in front of her house asked if homeowners needed to be notified of these markings. Public works director JD Bunnell explained that they are blue stakes and no it is not required to notify the homeowners.

## Appointments, Awards and Bids:

Under the Gunnison Valey Hospital Interlocal Agreement signed in 1967, two of the hospital board members are to be selected and appointed by the City of Gunnison. Mr. Casey Dyreng was appointed in 2022 and is currently serving as the chair of the board. It is proposed that he be reappointed as the Gunnison representative.

Councilman Nielson inquired if a city council member has ever been on the hospital board to which the Mayor and Councilman Pickett informed that no it is appointed to an at large citizen.

Councilman Pickett moved to reappoint Casey Dyreng to the hospital board. Councilwoman Hill seconded the motion.

Vote was unanimous. Motion Passed.

## Discussion and Possible Action Items:

Tarr Canyon Pipeline Easements

Closed session agenda item.

Delinquent Utility Accounts.

On October 1, 2022, the renters of the property owned by Dennis Smith at 622 South Main Street, Dale and Eva Williams, were given a final bill on account number 2195001. They paid that bill during the January 2023 billing period. However, the account was then inactive, and no new account was set up for the subsequent renters who moved into the home though utilities continued to be used. In May of 2026, a new renter, Albert Cruz, contacted the city to set up a utility account in his name. The issue of the inactive account was discovered with over three and a half years of unpaid utility use. Property manager Shelby Rasmussen was made aware by the city of the issue. A new account (2195002) was created for the property and placed under Mr. Smith's name.

The fee for base utility costs for October 1st, 2022 – April 20th, 2026, comes to $3606.96. Whereas municipal code 9.10.020 did not yet specify property owners alone were responsible for utilities (and renters could still have a utility account in their name), we ask that the fee on the account be waived and not charged to Mr. Smith as he was unaware of the unaffiliated account and usage of the utilities.

Discussion by the council regarding whether the bill should be waived or negotiated on an amount paid.

Councilman Pickett motioned to negotiate the utility fees at 622 South Main Street to be paid by the homeowner in one third the cost. Councilman Nielson seconded the motion.

Vote was unanimous. Motion Passed.

## Resolutions and Ordinances:

Ordinance 2026-06 Amending Home Occupation Licensing Standards

Manager Marker informed the council the purpose of this ordinance would allow the city to become more accommodating to home occupation businesses. Regarding home occupations that have no impact on the neighborhood or city, it would be more beneficial, rather than sending them to the planning commission, if administratively we can approve the business for a license. He briefly read through the ordinance and gave a short explanation to the council on the changes to be made.

Councilman Nielson motioned to adopt Resolution 2026-06 Amending Home Occupation Licensing Standards with the discussed changes. Councilman Pickett seconded the motion.

Roll call vote: Nielson – yes, Hill – yes, Pickett – yes

Vote was unanimous. Motion passed.

## Minutes:

-August 19, 2026, Regular Meeting

Councilor Nielson made the motion to approve the minutes for the August 19, Regular Council Meeting. Councilor Pickett seconded the motion.

Vote was unanimous. Motion passed.

## Bills:

Councilor Pickett made the motion to approve the bills for the period ending September 11, 2026, totaling $258,825.20. Councilor Nielson seconded the motion.

Roll call vote: Nielson – yes, Hill – yes, Pickett – yes,
Vote was unanimous.
Motion passed.

## Reports of Officers, Staff, Boards and Committees

**JD Bunnell:** Gave a briefing on the Tarr Canyon Well. They are hoping to be moving forward next week. Manager Marker inquired about the water situation. JD said that we still have water, but restrictions still need to be in place although not as much water is needed for watering with the cooler weather.

**Dennis Marker:** Informed the council on the interlocal agreement that the county sent regarding building inspections.
Briefed the council on the SRO situation with the county and renegotiating their contract.
Reported the reimbursement check from the Fire district.

## Reports by Mayor and Council Member

**Councilman Hill:** Recognized the new shelves and pictures in the council chambers. She will get with JD about the flower boxes.

**Councilman Pickett:** Asked after the Flake development and the agriculture around it, and if anything about putting into place a protection policy has been looked into.

**Councilman Nielson:** Recognized the fire department with the wildland fire season.

## Closed Session:

Councilman Pickett made a motion to enter closed session to discuss pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property.
Councilor Hill seconded the motion.

Roll call vote Nielson – yes, Hill – yes, Pickett - yes

7:09 pm entered closed session.

## Adjournment:

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

The meeting was adjourned at 7:41 pm.

Michael Wanner, Mayor

Approval Date: 10/07/2026

Attest:

Angela Leatherwood, City Recorder