

**WOODS CROSS CITY COUNCIL MEETING
MARCH 4, 2025**

The minutes of the Woods Cross City Council meeting held March 4, 2025, at 6:30 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

COUNCIL MEMBERS PRESENT:

Ryan Westergard, Mayor
Julie Checketts
Jim Grover-online

Eric Jones
Gary Sharp

COUNCIL MEMBERS EXCUSED:

Wally Larabee

STAFF PRESENT:

Bryce Haderlie, City Administrator
Curtis Poole Community Development Director
Sam Christiansen, Public Works Director

Annette Hanson, City Recorder
Brian Passey, Finance Director
Johnny Filler, Public Works

POLICE DEPARTMENT PRESENT:

Chief James Bigelow
Colby Green
Gavin Hanselman

Josh Smith
Aaron Bateman

INVOCATION/PLEDGE:

Eric Jones

PUBLIC ATTENDANCE:

LeGrande Blackley
Angela Smith

Don Schrader
Rustyn Smith

Joel McConkie
Sarina Ehrgott

COUNCIL KUDOS

The Mayor gave the floor to Council Member Checketts who said Officer Smith was nominated for Council Kudos by six city residents, for his great work at the crossing near Odyssey Elementary School. It was noted this crossing is dangerous for the children going to school, but Officer Smith has stepped up and has shown great care and commitment to keeping the children safe. Those who nominated Officer Smith said he serves with kindness and caring that goes above and beyond his duty in making the community stay safer. They said they are deeply appreciative for all he does for the community.

The Mayor and Council thanked Officer Smith for his efforts and for his service to the community and for taking the initiative to go the extra mile to help keep the children safe in the community.

BOUNTIFUL DAVIS ARTS CENTER

The Mayor gave the floor to Ms. Sarina Ehrgott Director of the Bountiful Davis Arts Center. Ms. Ehrgott made a presentation for the Bountiful Davis Arts Center. She said the mission of the Arts Center was to engage the community through quality artistic and cultural programs, provide educational experiences, and encourage growth and expression of art. She also said it is always free to see art at the Arts Center. She said art promotes economy, education and well-being. She also noted that Summerfest is sponsored by the Arts Center as well as other community programs. She said the Arts Center would like to strengthen, expand, and diversify

their reach in the community in the future. She said she would like to see this program grow and asked the Council if they would be willing to help donate funds to this great program.

The Mayor said he recalled the Council had approved of donations in the past, and they would look into the possibility of doing so again. It was asked if there could be some documentation submitted for that request. Ms. Ehr Gott said she would get a formal request sent to the Council and she thanked the Council for their consideration.

CONSENT AGENDA APPROVAL

The Mayor called for the review of the items on the consent agenda.

Following the Council's review of the consent agenda, Council Member Checketts made a motion to approve the items on the consent agenda. Council Member Sharp seconded the motion, and all voted in favor of the motion through a roll call vote.

CONSIDERATION TO APPROVE MINUTES

The minutes were approved for 2/18/25 through the consent agenda.

RATIFY CASH DISBURSEMENTS

The City Council ratified the cash disbursements for the time period of 2/12/25-2/27/25 through the consent agenda.

CONSIDERATION TO ADOPT 2025-901 AUTHORIZING SURPLUS OF POLICE WEAPON OPTICS

The Police Chief shared that the following items are to be declared surplus due to age/excessive wear according to department rotation procedures:

WXPD ID	Type:	Make	Model	Serial Number
	Weapon Optic	EOTech	XP	A0398883
	Weapon Optic	EOTech	XP	A0398882
	Weapon Optic	EOTech	XP	A0950641

Resolution 2025-901 was adopted authorizing surplus of police weapon optics through the consent agenda.

CONSIDERATION TO ADOPT RESOLUTION 2025-902 AUTHORIZING FLEET LOAN WITH ZIONS PUBLIC FINANCE

The City Council authorized the purchase of 5 public works vehicles and 6 police vehicles in Resolution 2024-879 and the payment of the trucks upon delivery in Resolution 2025-888 with the knowledge that they would be rolled into a Lease Purchase agreement. Staff recommends that this loan/contract be established with Zions Bancorporation, N.A., in the amount of \$703,575.45 at a 4.78% interest rate as established for the 11 vehicles. Resolution 2025-902 authorizing the Zions Public Finance fleet loan was adopted through the consent agenda.

CONSIDERATION TO ADOPT RESOLUTION 2025-203 AUTHORIZING WOODS CROSS CITY LETTER REGARDING FRA WAIVER APPLICATION

The City Administrator presented the following information to the City Council for their consideration.

“The comment period for the FRA Waiver application from North Salt Lake and Salt Lake City will close on March 17th. It would be helpful to submit a letter through the comment process to show support for the waiver and share information that could be helpful to the board.

“We discussed submitting a similar letter as part of the application but were told by the FRA that it would start a new 60 or 90 day comment period, and we didn’t want any part of that. If the council approves of the language, you can approve the resolution, the Mayor will sign the letter, and we will submit it through the comment system.”

Resolution 2025-203 authorizing Woods Cross City letter regarding FRA waiver application was adopted through the consent agenda.

CONSIDERATION TO ADOPT RESOLUTION 2025-904 AUTHORIZING DRAW #3 FROM THE EXCISE TAX ROAD REVENUE BONDS, SERIES 2022

The following information was given to the Council by the Finance Director:

“Staff requests that the City reimburse itself for road project expenditures incurred during the period beginning January 2024 through January 2025 in the amount of \$582,942.27, payable from the remaining 2022 Road Bond Funds. The City Council authorizes this Request.”

Resolution 2025-904 authorizing draw #3 from the excise tax road revenue bonds, series 2022 was adopted through the consent agenda.

CONSIDERATION TO ADOPT RESOLUTION 2025-905 AUTHORIZING PARAMETRIX ON-CALL SERVICES TASK AUTHORIZATION

The following information was given by the Public Works Director to the City Council:

“Staff is recommending approving this resolution and entering into an agreement Parametrix for consulting services related to the Woods Cross Quiet Zone.

“Woods Cross Quiet Zone associated consulting costs are expensed out of the Class C Fund 21-40-310 and reimbursements from each city are receipted back into the fund.

“The original contract approved in May of 2024 with Parametrix had a scope of work of working with the Federal Railroad Authority (FRA), State, and cities to bring the quiet zone into compliance. Since the suspension of the quiet zone by the FRA on September 30, 2024, the scope of work has changed, and Parametrix has required additional work to help reinstate the quiet zone. The original contract no longer applies to our current situation

with the Quiet Zone suspension, and a new agreement is needed. Parametrix has completed all tasks cited in the original agreement from May of 2024.

“Due to the unexpected nature of the requirements for reinstatement of the quiet zone, a task-oriented agreement would be best. This would allow Parametrix to continue to help while also controlling costs. This would allow for flexibility in responding to the FRA's requests and Parametrix consulting services, with staff keeping oversight on costs. No work will be invoiced unless it is authorized by City staff.

“All costs associated with Parametrix’s consulting services will continue to be split among the quiet zone's member cities. Woods Cross will bill the city directly for individual work costs by Parametrix on their crossing(s). Parametrix is tasked with tracking its costs and identifying which crossing its work should be billed to.”

Resolution 205-905 authorizing Parametrix on-call services task authorization was adopted by the consent agenda.

PUBLIC COMMENT

The Mayor opened the meeting for public comments that would take less than 3 minutes. There were no public comments, and the Mayor closed the public comment period.

CONSIDERATION TO ADOPT RESOLUTION 2025-906 AUTHORIZING SETTLEMENT AGREEMENT IN ASSOCIATION WITH 1960 SOUTH ASSESSMENT AREA LITIGATION

Council Member Sharp made a motion to table this item until after the closed session. Council Member Grover seconded the motion, and all voted in favor of the motion through a roll call vote.

Following the closed session below, Council Member Jones made a motion to adopt resolution 2025-906 authorizing a settlement agreement in association with 1960 South assessment area litigation. Council Member Checketts seconded the motion, and all voted in favor of the motion through a roll call vote.

WATER CAPITAL IMPROVEMENT PROJECTS AND RATE DISCUSSION

The City Administrator went over the following information:

“Since water and stormwater rates were adjusted in January 2024, as part of the rate study, a 5-year plan was put together for incrementally raising rates to meet future project expenses and stabilize the fund balances. Over the past year, both funds have made progress, but the water department has experienced an unexpected well failure.

“Well 3 is offline because it started producing sand/ plugging the prefilters at the treatment plant. The pump was pulled, and a contractor inspected the well. They found holes and cracks in the well casing, causing excessive sand to be pumped into the raw waterline that feeds the treatment plant. Well 3 was initially drilled in 1971.

“The repairs needed to put Well #3 back into service were unexpected and not included in the capital improvement plan used in the rate study. The urgency of repairing this well is high. We can meet the city’s needs with the two wells that are operating however, if another well goes down, we cannot meet the water demand without imposing restrictions or purchasing water from the Weber Basin well.

“Staff is seeking direction from the council in preparation for the water and storm water utility rate public hearing and possible rate increases at the March 18th city council meeting. While the storm water rate increase is recommended to follow the 2024 rate study 5-year plan with a 25% increase from \$6.00 to \$7.50 per ERU (Equivalent Residential Unit), the water department has some immediate needs that were not anticipated in the capital improvement plan and rate study. Staff needs to learn if the council is willing to obtain a loan for one or more of the projects noted below. The size of that loan will determine what water rates the council will need to consider at the March 18th meeting.”

1100 W Water Line - The water fund does not have an adequate fund balance currently to pay the estimated \$1.3 million for the 1100 W water line project from 2150 S to 2600 S. The waterline needs to be installed during the 2025-26 winter season so that the road construction can start before May of 2026. If we don't meet that timetable, we will forfeit the grant money for the 1100 road project. The road could be rebuilt over the two old water lines. But, due to the age of the pipe and number of leaks that we have experienced in the past, we will be digging holes in a new road in a matter of time. Staff needs to confirm if the council wants to move forward with the water line replacement, and if so, obtain a loan for approximately \$1.3 million to pay for the project?

Well #3 – As one of three functional wells, well #3 is inoperable at the present time due to issues noted below. Staff needs to confirm if the council wants to proceed with the project immediately, and if so, obtain a loan for approximately \$2.5 million to pay for the project?

Reservoir Replacement – An existing 500,000 gallon concrete reservoir is leaking and out of service. It is not critical to our immediate needs, however, if development picks up, a replacement will be needed to meet fire flow and culinary water requirements. The staff needs woodcross.com confirm if the council wants to include the approximate \$4 million dollars in a loan with the projects above or wait until a future date?

Following the information given, the Mayor and Council discussed whether it would be beneficial to the city to put in the new water line while the new road is being constructed.

Council Member Checketts asked if wells #1 and #2 could become operable again. The City Administrator said there would need to be an evaluation done to see what the status of the forever chemicals is in wells #1 and #2. He also said there would need to be another treatment facility built at the reservoir to treat the contaminated water from those two wells. The City Administrator said there is still value in those two wells. It was noted that fixing well #3 would be less expensive than connecting wells #1 and #2 to a new treatment facility.

Council Member Checketts asked what the preventative plan is to protect wells #4 and #5 that the city is using at the present time. The City Administrator said they would need to be careful not to overdraw the wells and keep the wells pumping and maintaining them. The City Administrator also said Staff is working on making sure there is savings for the future to maintain the wells, but there had been water funds that had to be used for unexpected water problems and to get the other wells up and running. It was also noted the reservoir on 1500 South will eventually need to be replaced because of age and deterioration.

Council Member Jones asked how much this would affect the water rates that residents would have to pay. The City Administrator said for the three projects it would possibly add about \$10 to \$15 per month to the water bill per connection to meet the needs that have been discussed.

The Council noted they would like to see if there were any grants pertaining to water projects available through the state. Council Member Grover said he would like to see what he could find to help defray the costs.

Council Member Grover said he felt like it would be wise to get a loan for the water line and the well and holding off on the reservoir right now. He said he feels like the demand for water has gone up as well with continuing development.

Council Member Jones asked how long it will be before the reservoir needs to be addressed. The City Administrator said it would depend on when there will be more development and projects and the number and type of projects that would affect the need for the reservoir to be repaired. He said he would like to be able to see where we are at and what capacity we have outstanding and where this would come into play to make an informed decision.

Council Member Checketts asked what the time frame is for when rates would increase again. The City Administrator said it might be hard to find an estimate as inflation plays a big part in what might happen.

Council Member Checketts said she would like to see a presentation on the rate study for the water line and the well together and then a separate rate study for each of the three projects. She said she would like to see the estimates of the financing and loan rates.

Council Member Sharp asked what will happen when the Council wants to bond for a new city hall and park upgrades. The Mayor said these items are not tied to the water rates and they could be helped through impact fees. The City Administrator said some of the fees would be tied to when the developments will be taking place. He said there may be elements that come into play for the future of these projects that may not be expected.

Following the discussion the City Administrator said he would get with Lewis and Young to help get some fee estimates and ranges for the City Council to review.

PUBLIC WORKS REPORT

FEBRUARY WATER TASKS

- 15 Bluestakes
- 4 After hours calls
- 0 Water leaks
- Finished surplus
- Treatment plant inspection issues
- 4 SWPPP Inspection sites
- Planning for spring projects
- Jake – Weber Basin classes
- Robert – Rural Water Training
- Treatment plant maintenance

FEBRUARY PARKS TASKS

- Removed and stored all Christmas lights
- Gopher control

FEBRUARY STREET TASKS

- Street tree trimming, chipping
- Finished decommissioning old trucks
- Setting up new trucks
- Trailer maintenance
- Surplus inventory
- Yard/building maintenance
- Street sign repair
- Garbage cans
- Potholes

- Women's restroom at City Hall repair
- Epoxy floors in Mills restrooms
- Dog Pots & Garbage
- Leaf pickup & trash - 1500 S overpass

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- Gopher Mound dragging
- Repair equipment
- Ordered infield dirt
- Limb pick-up
- Chipped street trees
- Created standards for parks

- Created check-off lists
- Picked up trash from parks
- Generator fueling
- Luna property work

SPRING CLEAN-UP April 14-19

FALL CLEAN-UP October 6-11

2nd Saturday Drop-off Dates:

- March 8
- May 10
- June 14
- July 12

- August 9
- September 13 – Day of Service
- November 8

2025 CHIPPING DATES

- March 10
- May 12
- June 9

- July 14
- August 11
- September 8
- November 10

IN THE WORKS

- West Legacy Trail concerns
 - Davis County has the proposed solution in consideration
 - Hopefully, a spring 2025 decision
- Development Review Committee
- Transportation Master Plan update in process
- CDBG Grant Application for ADA Ramps
- CDBG grants for road/utility repairs to continue.
- BRIC and Earmarks grant applications for Aquifer concerns and Subsidence assistance.
- Reuse Plan application is still in process at the State Engineer's office.

OTHER PROJECTS

- 1100 W 2100 S to 2600 S Widening
 - Prepare access for businesses' plans to bring to council.
- Working on letters of support from affected business.
- Quiet Zone Suspension.
 - All Crossings are compliant except for 2. Both Cities have submitted Waivers to be reviewed by the FRA in April???

MILLS ANNEX DEMOLITION

- Asbestos abatement will be completed March 5th.
- House and buildings demolition will occur in the following weeks.

BACKHOE END OF LEASE

The Backhoe lease is up in June, and it will be turned in. Staff researched options from multiple manufacturers and found the following options:

- New 4 yr lease: \$17,750 a yr
- Purchase: \$129,840
- 1 year rental: \$12,000

This year's costs will be paid out of the FY25 Water Fund which is budgeted. Staff feels it is best to wait to purchase until the fleet fund is more mature and will investigate purchasing with fleet funds in the future. Staff will be initiating a 1-year rental in June.

CITY ADMINISTRATOR REPORT

The City Administrator reported the following to the City Council:

1. Sam and I met with Michael Romero to discuss the potential 800 West bridge at 2600 South. UDOT will provide Woods Cross with a proposed agreement that would require the city to maintain snow removal, street sweeping and surface maintenance, while UDOT would be responsible for the structure, inspections, and major maintenance issues.
2. Continued efforts on the Quiet Zone with specific emphasis on:
 - a. Preparing information at the request of the members of Congress to assist them in meetings with Union Pacific and the Federal Railroad administration.
 - b. We were verbally told that Union Pacific has moved the gate arm installation projects at SLC 1000 W and NSL Main Street to the top of the list. We have not been told what this means in actual time savings, but the attention given to the application process appears to be moving more quickly.
3. West Bountiful and Woods Cross have agreed to ask Enbridge Gas to replace the islands on 500 W with stamped concrete as they installed the new gas line in the center of the road. This will minimize the challenging landscape problems that have been exasperated by the heavy salt used to do snow plowing, lack of consistent water, and danger of having crews maintaining the landscape in the center of a busy road.
4. Continued participation with the legislative session by attending Legislative Policy Committee meeting remotely and responding to ULCT questions, etc. as needed.
5. Coordinating efforts with Annette Hanson on the PAR tax process, TNT notice to the state and county, and other efforts as needed.
6. Attended to legal matters and coordination with staff to complete tasks.

QUESTIONS/DIRECTION TO CITY ADMINISTRATOR OR STAFF/COUNCIL REPORTS

Council Member Jones asked how the gopher removal is going. Johnny from Public Works said it is going well and he is using different methods to remove them and control them.

There was an update on a discussion with UDOT for a bridge that is being considered to be built over the railroad tracks on 2600 South.

There was also an update that there was an extension on the Quiet Zone public comment period, and they did not know why it had been extended.

CLOSED SESSION

At 7:38 P.M. Council Member Jones made a motion to move to a closed session to discuss items pursuant to UCA § 52-4-205. Council Member Checketts seconded the motion and Council Members Checketts, Council Members Sharp, Jones, and Grover voted in favor of the motion through a roll call vote.

RETURN TO OPEN SESSION

At 7:49 P.M. Council Member Jones made a motion to return to open meeting with Council Member Sharp seconding the meeting and Council Members Checketts, Sharp, Jones and Grover voted in favor of the motion through a roll call vote.

The City Council returned to the above item for their consideration to adopt Resolution 2025-906 authorizing settlement agreement in association with 1960 South assessment area litigation.

ADJOURNMENT

There were no further matters before the City Council and the meeting closed at 7:52 P.M.

Ryan Westergard, Mayor

Annette Hanson, City Recorder

Approved by City Council March 18, 2025