

Sunset City Corporation
City Council Minutes
June 3, 2025
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Minutes of a regular meeting held June 3, 2025 at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Mayor Wiggill presiding.

REGULAR SESSION

Mayor and Council Present:

Scott Wiggill	Mayor
Sam Bartling	Council Member
Ricky Carlson	Council Member
Nancy Smalling	Council Member
Nakisha Rigley	Council Member

City Employees Present:

Recorder Supp	Recorder
Brett Jamison	Police Chief
Beau Fullmer	Public Works Ops Manager

Others Present:

Katherine Hunter	Sunset
Paula Collier	Sunset
Vince Collier	Sunset
Cornel Thomas	Sunset
David Solis-Aguiree	Sunset
Kevin Simmons	1300 N. Development
Matt Carter	1300 N. Development
Gary Knapp	1300 N. Development

Excused:

Hope Thompson	Council Member
Jason Monroe	Public Works Director

The regular session was called to order at 6:31 p.m. by Mayor Wiggill.

Council Member Rigley gave a prayer/inspirational thought and led the Pledge of Allegiance.

APPROVAL OF VOUCHERS: Alpine Excavating in the amount of \$32,190.62 for the final pay request on the 1800 North Waterline Project. Council Member Carlson asked Public Works Ops Manager Beau Fullmer if the work was completed and satisfactory. Ops Manager Fullmer replied yes and it is sanitary.

Council Member Bartling made a motion to approve the voucher for Alpine Excavating and Council Member Smalling seconded the motion. The motion passed unanimously with Council Members Bartling, Carlson, Rigley and Smalling voting yes.

Public Comments: Paula Collier – 1627 N 350 W – Mrs. Collier addressed the Council and asked those present to participate in a brief exercise. Mrs. Collier invited everyone to close their eyes and imagine driving home after a long, hard 12-hour workday—something that occurred

almost daily. She described arriving at home, a place where one should feel safe and joyful, and asked everyone to envision walking from their car toward the house on the way you hear a loud startling bark. Mrs. Collier then prompted everyone to open their eyes and asked, “How do you feel?” Mayor Wiggill responded, stating, “Startled.” Mrs. Collier continued by asking how it would feel to be met, every single day and multiple times a day, by a large Great Dane right in one's face. Mrs. Collier emphasized the fear and discomfort this caused, especially when holding a baby or accompanying a child with a disability who could not defend themselves. Mrs. Collier explained the distress of feeling unsafe at home—having grandchildren, family, and neighbors unable to approach without being barked at—and asked how many times a concern must be raised before something is done. Mrs. Collier expressed deep frustration and stated she could no longer endure the situation. Mrs. Collier urged the Council to take action to keep her family safe from a neighbor who had repeatedly ignored requests for help. Mrs. Collier stated a desire to avoid filing a civil suit, preferring to live peacefully as she had growing up in Liberty, a place Mrs. Collier described as peaceful and harmonious. Mayor Wiggill thanked Mrs. Collier for sharing her concerns and stated that the matter would be looked into.

Vince Collier – 1627 N 350 W – Mr. Collier apologized, explaining he was not comfortable speaking in front of others, and began by mentioning ongoing issues with dog waste at his neighbor's home. Mr. Collier described how the neighbor “gets off easy” and stated that the neighbor had admitted as much directly. Mr. Collier offered to share video evidence with anyone interested. He recounted a recent interaction in which he told the neighbor he would stop contacting the police if the neighbor would simply clean up after the dogs and install a barrier between the shed and the fence to keep the animals at least six or seven feet back. Mr. Collier stated that the neighbor agreed and claimed they would install a fence on the other side. This has not happened yet. Mr. Collier said the Great Danes—sometimes two—chased people down the street, creating a dangerous situation. While noting that the larger, brown dog had not been around for about a month, Mr. Collier shared that he had come to the meeting to ask the neighbor, Council Member Thompson, who was not present, to resign from her position overseeing City beautification. Mr. Collier questioned how someone could hold such a position while allowing their own property to deteriorate. Mr. Collier accused the neighbor of dishonesty, citing video evidence of the individual making various promises, including arranging dog training and building a fence. Mr. Collier urged the Council to take action if the neighbor refused to resign. Although Mr. Collier admitted not knowing how such matters were handled in the City of Sunset, he expressed hope the Council could intervene. He emphasized that he had attempted to resolve the issue quietly and pointed out that he had never reported the neighbor's father—also known for poor property upkeep—despite living next door to him as well. Council Member Rigley asked if she could view the video. Mr. Collier responded affirmatively and expressed concern about retaliation, citing examples of others who had experienced it after speaking out. Mr. Collier clarified he simply wanted to live peacefully. Mayor Wiggill assured that the concern would be addressed. Mr. Collier concluded by acknowledging how difficult it was to speak in public. He explained that he had planned to attend three or four prior meetings but had backed out each time. He asked the Council for help, stating earnestly that he was “begging for help.” Mayor Wiggill thanked Mr. Collier and reminded everyone that those interested in viewing the video could reach out to Mr. Collier privately after the meeting.

Regular Meeting

1. **Discuss and Approve Resolution 2025-12 Approving Amendments to the Betterment Agreement with UDOT:** Mayor Wiggill asked if there were questions or concerns. There were none.

Council Member Rigley made a motion to approve Resolution 2025-12 and Council Member Smalling seconded the motion. The motion passed unanimously with Council Members Bartling, Carlson, Rigley and Smalling voting yes

2. **Discuss and Approve Development Agreement for Sunset Mixed Used with Matt Carter:**

Matt Carter expressed appreciation for being present and asked if there were any questions. Mayor Wiggill noted that Council Member Carlson who is the liaison for Planning Commission had attended a prior meeting on the topic and asked if any questions or concerns had been raised. Council Member Carlson responded with concern about not being previously aware of the proposed project phasing and stated their apprehension regarding that aspect. Mayor Wiggill asked Mr. Carter to elaborate on the phasing, noting it hadn't been mentioned in the original plan. Mayor Wiggill stated they hadn't discussed the matter in depth with the liaison beforehand and asked when phasing was incorporated and what it entailed.

Mr. Carter responded that the two-phase approach had been part of the plan from the beginning, attributing the oversight to poor communication. He said the original contract with the property owners had been based on two phases and that the financial planning was structured accordingly. Council Member Carlson remarked that the first phase seemed to financially support the second, which made sense.

Mayor Wiggill clarified that the colored sections of the plan indicated the different phases. Mr. Carter confirmed that most of the major work, including sewer relocation and street development, would be completed in Phase One, which included 46 lots. Phase Two would include 38 lots. He said that the intent was to minimize initial financial burden by frontloading the major infrastructure work. Mayor Wiggill acknowledged this approach and asked if there were any further concerns.

Mr. Carter added that the development team had worked with Director Monroe to ensure the City's requirements were addressed in Phase One. He noted that the sewer from the east side, near the gas station, needed to be relocated and integrated into their system, which would also be completed in Phase One.

Council Member Bartling identified a discrepancy on page six of the agreement, noting that the written word said "10 feet" while the parenthetical stated "10 inches," which was a significant difference. This was found under Section H, item one, on the second line. Recorder Supp clarified that it appeared to be a simple typographical error involving foot and inch indicators and committed to correcting it in the amendment. Mayor Wiggill confirmed that the amendment would resolve the error. Council Member Bartling noted that was the only inconsistency he had observed between the wording and the numerical representation. Mayor Wiggill praised the catch.

Mayor Wiggill then shared a concern about the current condition of the property, citing overgrown weeds and trees, and asked how soon work would begin on the site. Mr. Carter explained that the entire development was projected to cost approximately \$3.5 million, with Phase One accounting for \$2.5 million. He stated that the entire site would be cleared and

graded during Phase One. Phase Two's cost would be about \$1 million, but all clearing would occur in Phase One. Mayor Wiggill asked for a specific start date. Mr. Carter replied that the team planned to start on June 10, with a pre-construction meeting scheduled for that day. He said bulldozers and front loaders would begin mobilizing that week. He added that this strategy would actually save money, even if it required a bit more work upfront.

Mayor Wiggill asked if there were any additional concerns or questions.

Operations Manager Fullmer raised a stormwater concern and asked if the team could install about 10 feet of silt fencing where a lateral had been dug up, noting that stormwater events were unpredictable. Mr. Carter agreed, confirming that it was part of the stormwater protection plan. Operations Manager Fullmer added that although the concrete and weeds had stabilized, runoff had occurred onto the sidewalk.

Council Member Carlson commented on the SWPPP (Storm Water Pollution Prevention Plan) signage. Mr. Carter confirmed they would start addressing that immediately.

Recorder Supp reminded everyone that approval should be conditional upon submission of the bond and final CC&Rs. Mr. Carter acknowledged that only a few amendments remained for the CC&Rs. Recorder Supp noted that a draft had already been submitted and final versions could be submitted closer to project completion. Mr. Carter confirmed and said he was sending the bond letter immediately, having just received it at 5:30.

Council Member Smalling asked how long the entire project would take and whether it was expected to span a decade. Council Member Carlson asked who the general contractor was. Mr. Carter stated that MC Green and Sons would be handling all the underground work. He estimated that Phase One's horizontal improvements (asphalt, concrete, etc.) would be completed before October. Building plans would be submitted soon.

Mr. Carter said that within a couple of weeks, he would submit building plans and hoped to begin pulling permits by late September or early October. That timeline would allow for review and redlining prior to vertical construction.

Council Member Carlson expressed appreciation for how cooperative Mr. Carter had been. Mr. Carter said the working relationship had been mutually beneficial and thanked the City staff for being easy to work with. Mayor Wiggill agreed, saying the City staff had also appreciated the collaboration. He acknowledged the financial and time pressures developers faced and expressed gratitude for the respectful and professional approach taken. Mr. Carter reiterated appreciation. Mayor Wiggill thanked Mr. Carter and his team for their efforts and collaboration.

Council Member Carlson made a motion to approve the Development Agreement for Sunset Mixed Use and Council Member Bartling seconded the motion. The motion passed unanimously with Council Members Bartling, Carlson, Rigley and Smalling voting yes.

3. **Mayor, Council and Department Head Reports:** Council Member Carlson reported on fire department call numbers, which included: 29 traffic incidents, 26 medical calls for illness, 31 unconscious individuals, 12 seizures, 17 falls, 41 lymphatic-related issues, 37 medical alarms, 25 behavioral health or suicide-related calls, 1 abdominal emergency, 2 allergic reactions, 6 breathing issues, 21 hemorrhage/laceration incidents and some individuals found on the

ground without clear causes. Council Member Bartling inquired about the new ambulance. Council Member Bartling said it was in excellent condition and still smelled brand new.

Council Member Smalling highlighted the upcoming parade scheduled for July 12. She encouraged residents to participate, noting that no formal group membership was necessary. She suggested families could decorate their bikes and join in. Council Member Smalling promoted the “Sunset on the Go” app for updates about City events, water shutoffs, and garbage service changes.

Council Member Rigley shared a meeting with the Davis CTC earlier that day about sponsoring a GooseChase scavenger hunt during Fun Days. The event would run for a few days and include both City- and family-focused challenges tied to mental health, connectedness, and substance abuse prevention. Council Member Rigley also reported a board update from Wasatch Integrated, noting that the initially selected executive director had declined the offer, and Preston Lee, who already worked in administration, had accepted the role. She expressed support for this outcome. Council Member Rigley responded that she had been concerned about hiring from outside and were glad to hear the resolution. Council Member Rigley said she would send reminders about upcoming retirement events and noted a potential date change for the Mental Health Fair to avoid conflict with another community event. She suggested working with another nonprofit to create a collaborative day of events. She planned to send the signup form for vendors and participants soon.

Council Member Bartling reported working on a flyer to reboot CERT (Community Emergency Response Team) efforts and described reviewing emergency preparedness inventory in the basement. He was working to ensure budgeted funds were spent wisely before the fiscal year ended.

Council Member Rigley mentioned that CTC would provide extra volunteers for the fun days breakfast event since the youth Council Members were unavailable.

Recorder Supp reported a busy week in the office due to changes in garbage collection days, which had moved to Mondays. She also reminded attendees that it was the declaration week for City candidacy. Mayor Wiggill noted that any prospective candidates should ask for Recorder Supp upon entering City hall and directed attention to the sign on the door for guidance.

Operations Manager Fullmer asked if their team would be needed for the scavenger hunt. Council Member Rigley responded that it wouldn’t require help from public works, though one challenge might involve saying hello to a team member. She suggested setting up a separate meeting to discuss Rachel Runyan Park preparations for the upcoming event.

Chief Jamison then provided an update. He confirmed that the department had addressed an ongoing issue involving Mr. Collier and hoped for resolution soon. There were no other major updates.

Council Member Carlson thanked Chief Jamison for their service. Council Member Rigley asked if the department was fully staffed again. Chief replied affirmatively but cautiously. Council Member Bartling thanked the Chief for his budget-related communications and appreciation of the Council’s efforts.

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Mayor Wiggill concluded by expressing shared enthusiasm for upcoming fun days and mentioned a flyer promoting events like the parade and car show. He discussed organizing a cornhole tournament with prizes and reminded everyone that this year's car show would take place at Rachel Runyan Park due to ongoing road construction. Mayor Wiggill commended both the police and public works departments for their often unseen but essential contributions. He closed by asking if there were any further questions or concerns. Hearing none, a motion to adjourn was accepted.

Council Member Bartling made a motion to adjourn and Council Member Rigley seconded the motion. The motion passed unanimously with Council Members Bartling, Carlson, Rigley and Smalling voting yes.

The meeting adjourned at 7:05 p.m.

Approved – July 1, 2025

Scott Wiggill, Mayor

Nicole Supp, Recorder