



**Washington City Council
Regular Meeting Minutes
June 25, 2025**

Meeting held in the Council Chambers of Washington City Hall, located at 111 North 100 East, Washington, Utah, and broadcast via Youtube Live linked online at <https://washingtoncity.org/meetings>. All briefing documents and exhibits can be found at the webpage above or by clicking [here](#).

Mayor and Council Present: Mayor Kress Staheli, Council Members Troy Belliston, Kimberly Casperson, Craig Coats, Bret Henderson, Kurt Ivie

Staff Present: City Manager Jeremy Redd, City Recorder Tara Pentz, City Attorney Thad Seegmiller, IS Director Steven Whittekiend, Deputy Recorder Hana Park, Public Works Director Blake Fonnesbeck, Public Works Assistant Director Lester Dalton, Project Development John Hehnke, Police Chief Jason Williams, Finance Director Brian Brown, Power Director Rick Hansen, Leisure Service Director Barry Blake, Economic Development Director Rusty Hughes, Legislative Affairs Director Jordan Hess, WCCC Events/Programs Manager Tess Prisbrey

Audience: Matt Loo, Bowman Loo, Stockton Myers, Nathan Coombs, Kendall Turner, Sherry Nicholes, Sid Mortensen, Janice Mortensen

Invocation: Sid Mortensen, Southern Utah Just Serve Director

Pledge of Allegiance: Council Member Bret Henderson

Meeting commenced at 6:00 P.M.

1. APPROVAL OF AGENDA

<https://youtu.be/k6LcpvjmMCw?t=330>

Council Member Coats made a motion to approve the agenda. Council Member Belliston seconded the motion; which passed unanimously.

2. ANNOUNCEMENTS

<https://youtu.be/k6LcpvjmMCw?t=345>

3. DECLARATION OF ABSTENTIONS & CONFLICTS

<https://youtu.be/k6LcpvjmMCw?t=612>

4. CONSENT AGENDA

<https://youtu.be/k6LcpvjmMCw?t=622>

a. APPROVAL OF MINUTES

i. Consideration to approve the minutes from the City Council Meeting of 6/11/25.

Council Member Ivie made a motion to approve the consent agenda. Council Member Casperson seconded the motion; which passed with the following roll call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Casperson</i>	<i>Aye</i>
<i>Council Member Coats</i>	<i>Aye</i>
<i>Council Member Henderson</i>	<i>Aye</i>
<i>Council Member Ivie</i>	<i>Aye</i>

5. APPOINTMENT

a. Consideration to confirm the appointment of members to the Planning Commission. Mayor Kress Staheli

<https://youtu.be/k6LcpvjmMCw?t=652>

Council Member Henderson made a motion to confirm the appointment of Merrill Davis to a full commissioner role on the Planning Commission to complete the remaining term of Commissioner Doug Scheel and to reappoint Corey Anderson to another three-year term on the Planning Commission. Council Member Coats seconded the motion; which passed with the following roll call:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Casperson</i>	<i>Aye</i>
<i>Council Member Coats</i>	<i>Aye</i>
<i>Council Member Henderson</i>	<i>Aye</i>
<i>Council Member Ivie</i>	<i>Aye</i>

6. PUBLIC HEARING

a. Public Hearing and consideration to approve a Resolution opening and amending the 2024/2025 FY Budget. Finance Director Brian Brown

<https://youtu.be/k6LcpvjmMCw?t=839>

Finance Director Brian Brown reviewed the Resolution opening and amending the 2024/2025 FY Budget.

Mayor Kress Staheli opened the public hearing.

No comments were made.

Mayor Kress Staheli closed the public hearing.

Council Member Belliston made a motion to approve a Resolution opening and amending the 2024/2025 FY Budget. Council Member Coats seconded the motion which passed with the following role call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Casperson</i>	<i>Aye</i>
<i>Council Member Coats</i>	<i>Aye</i>
<i>Council Member Henderson</i>	<i>Aye</i>
<i>Council Member Ivie</i>	<i>Aye</i>

b. Public Hearing and consideration to approve an Ordinance to repeal and replace Washington City Code Section 8-1-7 - Abatement of Dangerous Buildings. City Attorney Thad Seegmiller

<https://youtu.be/k6LcpvjmMCw?t=2170>

City Attorney Thad Seegmiller presented the Ordinance.

Mayor Kress Staheli opened the public hearing.

No Comments were made.

Mayor Kress Staheli closed the public hearing.

Council Member Belliston made a motion to approve an Ordinance to repeal and replace Washington City Code Section 8-1-7 - Abatement of Dangerous Buildings. Council Member Coats seconded the motion which passed with the following role call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Casperson</i>	<i>Aye</i>
<i>Council Member Coats</i>	<i>Aye</i>
<i>Council Member Henderson</i>	<i>Aye</i>
<i>Council Member Ivie</i>	<i>Aye</i>

7. CONDITIONAL USE PERMITS

a. Consideration to approve Conditional Use Permit C-25-04 for two new commercial buildings located at 135 W Buena Vista Blvd. Applicant: Nathan Coombs.

<https://youtu.be/k6LcpvjmMCw?t=1150>

Public Works New Development Project Manager John Hehnke addressed questions from Council.

Council Member Ivie made a motion to approve Conditional Use Permit C-25-04 for two new commercial buildings located at 135 W Buena Vista Blvd with the finds and conditions of Staff and as recommended by the Planning Commission with the additional condition all frontage improvements along Buena Vista Blvd be completed in the first phase. Council Member Coats seconded the motion which passed with the following role call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Casperson</i>	<i>Aye</i>
<i>Council Member Coats</i>	<i>Aye</i>
<i>Council Member Henderson</i>	<i>Aye</i>
<i>Council Member Ivie</i>	<i>Aye</i>

b. Consideration to approve Conditional Use Permit C-25-05 for a Performance Fitness located at approximately Washington Fields Rd and Hayfield Drive. Applicant: Chris Patten.

<https://youtu.be/k6LcpvjimMCw?t=1795>

Community Development Director Drew Ellerman reviewed the Conditional Use Permit Application.

Council Member Casperson made a motion to approve Conditional Use Permit C-25-05 for a Performance Fitness located at approximately Washington Fields Rd and Hayfield Drive with the finds and conditions of Staff and as recommended by the Planning Commission. Council Member Belliston seconded the motion which passed with the following role call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Casperson</i>	<i>Aye</i>
<i>Council Member Coats</i>	<i>Aye</i>
<i>Council Member Henderson</i>	<i>Aye</i>
<i>Council Member Ivie</i>	<i>Aye</i>

8. ORDINANCES

a. Consideration to approve an Ordinance for Zone Change Z-25-16 to update the existing PUD-C and PUD-R located at 1075 E Telegraph Street. Applicant: Turner Farm Phase 1, LLC

<https://youtu.be/k6LcpvjimMCw?t=2520>

Community Development Director Drew Ellerman reviewed the Ordinance.

Applicant Representative Matt Loo provided some added information to the Council.

Following City employees spoke to this item:

- Public Works Assistant Director Lester Dalton
- City Attorney Thad Seegmiller

Council Member Belliston made a motion to approve an Ordinance for Zone Change Z-25-16 to update the existing PUD-C and PUD-R located at 1075 E Telegraph Street approving only portions as follows: Pod 1, Pod 2a, and 2b; approving setbacks as outlined in the staff notes; an amenity plan that is consistent with other PUDs at 33% must be in before 34% permit being pulled for both pods. Bulloch Street to be fully constructed with curb, gutter, and sidewalk along its entire frontage, with the exception of any landscaping requirements on the South of Bulloch Street. Future submittals for 2C or anything south of the Bulloch will include a contract that sets date, time, terms and other details of water rights. No approval is granted for any density allocation or any development south of Bulloch Street or for Pod 2C as part of this motion. Council Member Coats seconded the motion passed with the following role call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Casperson</i>	<i>Aye</i>
<i>Council Member Coats</i>	<i>Aye</i>
<i>Council Member Henderson</i>	<i>Aye</i>
<i>Council Member Ivie</i>	<i>Aye</i>

9. RESOLUTION

a. Consideration to approve a Resolution setting the Property Tax Levy for Washington City Calendar Year 2025. City Manager Jeremy Redd

<https://youtu.be/k6LcpvjmMCw?t=7125>

City Manager Jeremy Redd discussed the Property Tax Levy for Washington City Calendar Year 2025.

Council Member Casperson made a motion to approve a Resolution setting the Property Tax Levy for Washington City Calendar Year 2025 in the amount of 0.000747. Council Member Henderson seconded the motion; which passed with the following role call:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Casperson</i>	<i>Aye</i>
<i>Council Member Coats</i>	<i>Aye</i>
<i>Council Member Henderson</i>	<i>Aye</i>
<i>Council Member Ivie</i>	<i>Aye</i>

b. Consideration to approve a Resolution setting the Property Tax Levy for Washington City Special Service District in Coral Canyon Calendar Year 2025. City Manager Jeremy Redd

City Manager Jeremy Redd discussed the Property Tax Levy for SSD in Coral Canyon.

<https://youtu.be/k6LcpvjmMCw?t=7977>

Council Member Ivie made a motion to approve a Resolution setting the Property Tax Levy for Washington City Special Service District in Coral Canyon Calendar Year 2025

in the amount of 0.001021. Council Member Coats seconded the motion which passed with the following role call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Casperson</i>	<i>Aye</i>
<i>Council Member Coats</i>	<i>Aye</i>
<i>Council Member Henderson</i>	<i>Aye</i>
<i>Council Member Ivie</i>	<i>Aye</i>

c. Consideration to approve a Resolution accepting the FY 2024/2025 Fraud Risk Assessment. Finance Director Brian Brown

<https://youtu.be/k6LcpvjmMCw?t=8085>

Finance Director Brian Brown reviewed a Resolution accepting the Fraud Risk Assessment.

Council Member Coats made a motion to approve a Resolution accepting the FY 2024/2025 Fraud Risk Assessment. Council Member Ivie Seconded the motion which passed with the following role call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Casperson</i>	<i>Aye</i>
<i>Council Member Coats</i>	<i>Aye</i>
<i>Council Member Henderson</i>	<i>Aye</i>
<i>Council Member Ivie</i>	<i>Aye</i>

d. Consideration to approve a Resolution amending the Washington City Culinary and Raw Water Rates. Assistant Public Works Director Lester Dalton

<https://youtu.be/k6LcpvjmMCw?t=8202>

Assistant Public Works Director Lester Dalton reviewed the Resolution.

Council Member Henderson made a motion to approve a Resolution amending the Washington City Culinary and Raw Water Rates. Council Member Coats Seconded the motion which passed with the following role call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Casperson</i>	<i>Aye</i>
<i>Council Member Coats</i>	<i>Aye</i>
<i>Council Member Henderson</i>	<i>Aye</i>
<i>Council Member Ivie</i>	<i>Aye</i>

e. Consideration to approve a Resolution for a Reimbursement Agreement for Merrill Road Sewer Line Improvement Project with St. George City. Assistant Public Works Director Lester Dalton

<https://youtu.be/k6LcpvjmMCw?t=8595>

Assistant Public Works Director Lester Dalton reviewed the agreement.

Council Member Coats made a motion to approve a Resolution for a Reimbursement Agreement for Merrill Road Sewer Line Improvement Project with St. George City. Council Member Belliston Seconded the motion which passed with the following role call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Casperson</i>	<i>Aye</i>
<i>Council Member Coats</i>	<i>Aye</i>
<i>Council Member Henderson</i>	<i>Aye</i>
<i>Council Member Ivie</i>	<i>Aye</i>

f. Consideration to approve a Resolution for an Easement and Facilities Liability Agreement between Washington City and the St. George and Washington Canal Company. City Attorney Thad Seegmiller

<https://youtu.be/k6LcpvjmMCw?t=8823>

City Attorney Thad Seegmiller reviewed the Easement and Facilities Liability Agreement.

Council Member Belliston made a motion to table a Resolution for an Easement and Facilities Liability Agreement between Washington City and the St. George and Washington Canal Company to the Council meeting on July 9th. Council Member Coats Seconded the motion which passed with the following role call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Casperson</i>	<i>Aye</i>
<i>Council Member Coats</i>	<i>Aye</i>
<i>Council Member Henderson</i>	<i>Aye</i>
<i>Council Member Ivie</i>	<i>Aye</i>

g. Consideration to approve a Resolution approving amendments to the Transmission Service Agreement for the Central - St. George Transmission Project to authorize certain upgrades to the project, the issuance of bonds by UAMPS to finance such upgrades and related amendments; and related matters. Power Director Rick Hansen

<https://youtu.be/k6LcpvjmMCw?t=11030>

Power Director Rick Hansen presented the Resolution.

Council Member Coats made a motion to approve a Resolution approving amendments to the Transmission Service Agreement for the Central - St. George Transmission Project to authorize certain upgrades to the project, the issuance of bonds by UAMPS to finance such upgrades and related amendments; and related matters. Council Member Belliston Seconded the motion which passed with the following role call vote:

Council Member Belliston	Aye
Council Member Casperson	Aye
Council Member Coats	Aye
Council Member Henderson	Aye
Council Member Ivie	Aye

10. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

<https://youtu.be/k6LcpvjmMCw?t=11628>

Council Members reported on their assigned committees.

11. CITY MANAGER REPORT

<https://youtu.be/k6LcpvjmMCw?t=13262>

12. CLOSED SESSION

- a. Purchase, exchange, or lease of property;
- b. Pending or potential litigation;
- c. Character or professional competence of an individual.

<https://youtu.be/k6LcpvjmMCw?t=13273>

Council Member Ivie made a motion to move into closed session to discuss purchase, exchange, or lease of property and character or professional competence of an individual. Council Member Coats seconded the motion; which passed unanimously.


13. ADJOURNMENT

Council Member Coats made a motion to adjourn the meeting. Council Member Casperson seconded the motion; which passed unanimously.

Meeting adjourned at 10:00 P.M.

Passed and approved on the 9th day of July, 2025.

Attest by:


Tara Pentz, City Recorder



Washington City



Kress Staheli, Mayor