

WOODS CROSS CITY COUNCIL MEETING
JULY 1, 2025

The minutes of the Woods Cross City Council meeting held July 1, 2025, at 6:30 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

COUNCIL MEMBERS PRESENT:

Wally Larrabee, Mayor Protem
Julie Checketts

Jim Grover
Gary Sharp

COUNCIL MEMBERS EXCUSED:

Ryan Westergard

Eric Jones

STAFF PRESENT:

Bryce Haderlie, City Administrator
James Bigelow, Police Chief
Sam Christiansen, Public Works Director
Curtis Poole, Community Development Director
Leah Seawright, Code Enforcement Officer

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

PUBLIC ATTENDANCE:

LeGrande Blackley
Rachel Peterson
Alisa Mercer

Casi McDonald
Adam Baxter
Logan Mark

David McDonald
Melissa Baxter
Don Schrader

PLEDGE/INVOCATION

Julie Checketts

The Mayor Protem gave the floor to the Community Development Director who introduced the new Code Enforcement Officer, Leah Seawright. He said she was very qualified, and they were very lucky to have her.

Ms. Seawright addressed the Council and said she is looking forward to working with everyone and she has enjoyed herself so far. She said she is working on getting things caught up and will continue working on things that need to be done. The Mayor and Council welcomed Ms. Seawright and said they were happy to have her on board.

Council Member Checketts made a motion to move item 2e "Consideration to adopt resolution 2025-930 authorizing the sale of Right-of-Way at 735 W 500 S to UDOT from the consent agenda to the regular agenda. Council Member Grover seconded the motion, and all voted in favor of the motion through a roll call vote.

RATIFY CASH DISBURSEMENTS-CONSENT AGENDA

The City Council reviewed the cash disbursements to be ratified for the time period of 6/13/25-6/26/25. The cash disbursements were ratified through the consent agenda.

CONSIDERATION TO ADOPT RESOLUTION 2025-927 AWARDING BID FOR 2025 MILL AND OVERLAY PROJECT –CONSENT AGENDA

The Public Works Director noted that money for this project was approved in the FY2025-26 tentative budget. There is a current budget of \$600,000 in the street's maintenance budget, but previously Council directed staff to supplement this budget with \$250,000 Road Bond unexpected monies to mill/overlay 800 W. The Public

Works Director said that after reviewing the bids, the low bidder was Morgan Asphalt, and they would be awarded the bid for \$386,718.50.

This item was approved through the consent agenda.

CONSIDERATION TO ADOPT RESOLUTION 2025-928 AWARDING BID FOR 2025 MILLS PARK ASPHALT PRESERVATION PROJECT—CONSENT AGENDA

The Public Works Director noted there is a parking lot and trail at Mills Park that are prime for the JA5 High Density Mineral bond product applied by Holbrook Asphalt. He said that Holbrook is currently the only service provider for this product. He said this product wears exceptionally well and it has been used on several roads and parking lots within the city. He said this project benefits the overall cost of maintaining existing roads. He said with Holbrook being the sole source of this product, staff can work with Holbrook directly and are not required to bid the project out as there is no equivalent. He also noted that sealing newly asphalted roads extends the life of the road by 7-10 years. He noted this would be a financial benefit to the city. He said staff recommends awarding the 2025 Mills Park Asphalt Preservation Project to Holbrook Asphalt for \$21,667.79 as part of the FY25-26 budget.

This item was approved through the consent agenda.

CONSIDERATION TO ADOPT RESOLUTION 2025-929 AUTHORIZING OF SURPLUS OFFICE FURNITURE—CONSENT AGENDA

The City Administrator noted the Council had approved the purchase of office furniture for a few of the offices for city staff. He noted there were no need for the used desks and chairs within the city so they would like to deliver the property to the auction where it will be disposed of as surplus property.

This item was approved through the consent agenda.

APPROVAL OF CONSENT AGENDA

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

PUBLIC COMMENT

Ms. Alisa Mercer from the Davis School Board addressed the City Council. She said she wanted to express gratitude for Woods Cross City and their support of public education. She said she is especially grateful for the resource officers that serve at the schools. She said please feel free to reach out to her if there are any questions or needs that she can help you with.

The Mayor and Council thanked her for being here tonight and for her support.

Ms. Melissa Baxter, a city resident, addressed the Council and said she had a question about mosquito abatement. She said mosquito abatement comes around to her neighborhood, but it is difficult for beekeepers in the area when they spray for mosquitoes. She said she had heard she could put a sign in her yard for them to skip her yard when spraying so as not to disturb her bees. Council Member Grover, who represents Woods Cross City on the Mosquito Abatement Board, responded that he could get her contact information and connect her with who she needs to speak to regarding this question and request. Ms. Baxter thanked Council Member Grover for his help.

There were no further public comments, and the Mayor Pro tem closed the public comment period.

CONSIDERATION TO ADOPT RESOLUTION 2025-930 AUTHORIZING THE SALE OF RIGHT-OF-WAY AT 735 WEST 500 SOUTH TO UDOT

This item was moved from the consent agenda for further discussion. Council Member Checketts recused herself from voting on this item due to a possible conflict of interest.

Mayor Pro tem Larrabee gave the floor to the City Administrator who noted the following for the City Council:

"As part of the UDOT I-15 project, the city is being asked to sell a portion of land that is 2.45' at the west edge of the lot and 3.76' wide at the east edge of the lot across the entire front of the old post office to widen the 500 South right of way (ROW) and provide a 5.03' temporary construction easement next to the new ROW line during construction.

"I have spoken with Desiree Vargas, Right of Way Agent, and she has explained that UDOT needs this property for the project and will acquire it through a mutually agreeable transaction or condemnation. The appraisal, survey, quit claim deed, temporary easement, vicinity map and associated documents have been made available for your review.

"Desiree's email said that UDOT is offering a \$3,000 incentive to complete the transaction in the next 30 days. The incentive letter lists \$3,000, and the appraisal is for \$9,000, for a total of \$12,000."

There was discussion of where the additional funds would go, and it was noted they would go into the General Fund. Then following the information given, Council Member Sharp made a motion to adopt resolution 2025-930 authorizing the sale of the Right of Way at 735 West 500 South to UDOT. Council Member Grover seconded the motion, and all voted in favor of the motion through a roll call vote, except for Council Member Checketts abstained because of her possible conflict of interest.

PUBLIC WORKS REPORT

JUNE STREETS TASKS

- Asphalt patching
- Weed spraying
- Street light survey
- Manhole collars repaired in Farm Meadows
- Replacing concrete, curb & gutter, sidewalks
- Trimming street trees

- Garbage can work orders
- Repairing old garbage cans, salvaging parts
- Filling potholes
- Fixing/replacing street signs
- Yard/building maintenance
- Planted some new street trees

JUNE PARKS TASKS

- Infield dragging
- Sprinkler repairs @ Well #1
- Restroom cleaning
- 5 Drinking fountains checked & sprayed
- 6 Pavilions washed
- Tree trimming
- Blue housework (South of City Hall)
- Dog pots & garbage cans
- Mow Luna's (Mills Annex)

- Old City Shops Landscaping work
- Recover the Pitching mound
- 2600 Entrance work
- Playground inspections
- Gopher baiting
- Weed spray & fence spray
- Second mowing
- Building maintenance
- City Hall reservations

JUNE WATER TASKS

- 121 Bluestakes
- 4 water leaks
- 7 after hours call outs
- 5 SWPPP sites
- Sanitary Survey Deficiencies (on-going)
- Replaced chlorine injection lines
- Replaced plumbing on chlorine brine tank

- Reservoir/basin maintenance and mowing
- Storm drains work 1600 S reservoir
- Sinkhole east of WX High School
- Capped wood pipe on 1500 S by Well 1
- Subsurface drain in Field Crest subdivision

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PROJECTS NOT LISTED ON PREVIOUSLY

- West Legacy Trail concerns o Davis County has the proposed solution in consideration
 - o Hopefully, a spring 2025 decision
- Development Review Committee
- Transportation Master Plan update in process
- State Water/Storm Water Infrastructure grant application
- The Reuse Plan application is still in process at the State Engineer's office.
- Public works support of Summer Rec is underway.
- 1100 W 2100 S to 2600 S Widening

- o Project management is transitioning to UDOT as per the terms of the grant award.
- 1100 W Waterline to begin in July
- Well, 3 Rehab and water reservoir are in design.
- PFAS/PFOS Class action lawsuit settlement of \$199,999.60, less attorney and misc. fees paid over 8 years for the 3M settlement. We have received the first payment.
- Well 5 HVAC replacement is nearing completion
- Ordered Shade shelter for Dog Park for \$23,360 on state contract. NSL is in the mid-process of fence installation and concrete work.

CITY ADMINISTRATOR'S REPORT

The City Administrator reported the following:

1. Working with staff on the water projects cost estimate and future bonding.
2. Met with staff on annual wage data and merit increases based on adopted budget and wage scales.
3. Submitted data to the Utah State Tax Commission and Davis County regarding Truth in Taxation process for 2025.
4. The Mayor and I met with UDOT staff to discuss upcoming I-15 widening project and the recent decision to
5. Staff attended the annual safety meeting training and luncheon taught by our HR/Risk Management Director, Cass Hart.

6. Attended the FrontRunner Doubletrack meeting for neighbors that boarder the railway line. About 30 people attended and were able to speak to UDOT engineers and HDR, the company responsible for property acquisition and public relations.

QUESTIONS/DIRECTION TO STAFF

Council Member Checketts asked what is happening with the replacement of the possible faulty asphalt that was supposed to be put in after the new light installed. The Public Works Director said he is continuing to work with the contractors who were involved, and he is waiting for more information before a decision is made on whether that asphalt needs replacement.

The City Administrator noted UDOT is considering adding a third lane to the Legacy Parkway to save time and money with the widening of I-15. He said part of that process will include a noise study. He said that area may qualify for a sound wall but that will be up to the citizens living in the area to make that decision whether they would like to have one or not.

There was discussion on the traffic bottle neck that happens on Redwood Road from 1500 South to 500 South and the problems that it causes and how that can be mitigated, as well as the possibility of putting in an overpass on 500 South over the railroad tracks but the discussions have not progressed so far regarding putting in an overpass.

There was also discussion on the double tracking that UTA is planning and what impact it will have on the residents and their concerns about their property values.

COUNCIL REPORTS

Council Member Grover noted there had been a celebration at the capital of the 250th anniversary of the country. He said next year on July 5th, the Governor had suggested communities come together to celebrate that birthday with a potluck or barbecue. He said the city may want to discuss this idea in the future.

Council Member Sharp noted the Day of Service is coming up. The Public Works Director said the city would support that day and there was a list put together for projects if any of the local churches reach out for information.

The City Administrator said he has a list of General Fund Projects that will need to be reviewed before the Truth and Taxation is held. He said he would suggest having a work session. It was suggested that the 29th might work since it is a fifth Tuesday.

Council Members Checketts and Sharp said they would be out of town for the next City Council meeting.

ADJOURNMENT

There being no further business before the City Council, Council Member Grover made a motion to adjourn the meeting at 7:22 P.M. Council Member Checketts seconded the motion, and all voted in favor of the motion through a roll call vote.