

Woods Cross City Council Meeting

The minutes of the Woods Cross City Council Special Session held at pm on April 22, 2025, in the Woods Cross City Hall multipurpose room located at 1555 South 800 West, Woods Cross, Utah.

COUNCIL MEMBERS

Ryan Westergard, Mayor
Gary Sharp

Wally Larrabee
Eric Jones

Julie Checketts
Jim Grover

STAFF PRESENT:

Bryce Haderlie, City Administrator

Annette Hanson, City Recorder

PUBLIC ATTENDANCE

None

The Mayor called the Special Session to order stating that the purpose of the meeting was to discuss possible purchase of real property. The Mayor noted that the agenda allowed for a closed session to discuss this purchase, but it was not required. Members of the Council agreed that no closed session would be needed.

Real Property Purchase

The Mayor turned the time over to City Administrator, Bryce Haderlie who shared: "Per the City Council's direction, staff has negotiated a Real Estate Purchase Contract (REPC) offer with Mr. Nicholas Dean Mills, the owner of the property located at 1659 South 800 West in Woods Cross, Utah. The signed REPC has been shared with Council along with the seller's disclosure and the appraisal performed by Integra Realty Resources. The purchase of the property for \$440,000 and city closing costs will be paid from Fund 46, Capital Improvement Dev. Fund that had a balance of \$2,113,267.51 on March 31, 2025. While the staff recommends completing an asbestos abatement inspection, we are curious if the council feels that it is necessary to conduct a phase 1 environmental survey on the residential lot. Mr. Mills has indicated a willingness to move more quickly on a closing if it is agreeable to the city. This would be conditioned on requirements of the title company to complete the documents necessary to facilitate the closing.

The City plans to rent the home until the home is demolished, and the land is incorporated into Hogan Park. The City will maintain the landscape until a lease agreement places that responsibility on a tenant."

After the discussion, the Council directed Staff to move forward with the purchase as outlined in the agreements, without an environmental study, and regardless of the timing of an asbestos abatement inspection. At 6:40 Council Member Checketts made the motion to adopt Resolution 2025-909 authorizing the purchase of the property located at 1659 S. 800 W., Woods Cross for the agreed upon amount of \$440,000. Council Member Grover seconded the motion and all in attendance voted in favor.

FY2026 Budget Meeting

The City Administrator queried the group on possible dates and times for a FY2026 Budget Work Session. The group agreed to meet on Tuesday, May 6, 2025 at 5:30 pm in the multipurpose room prior to the regularly scheduled City Council meeting which will be held at 6:30 in the Council Chambers.

At 6:42 Council Member Checketts made the motion to adjourn; Councilman Larrabee seconded the motion, and all voted in favor of the adjournment.

Ryan Westergard, Mayor

Annette Hanson, City Recorder

Approved by City Council May 6, 2025