

**WOODS CROSS CITY COUNCIL MEETING
AUGUST 19, 2025**

The minutes of the Woods Cross City Council meeting held August 19, 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

Eric Jones-online
Gary Sharp
Wally Larrabee

STAFF PRESENT:

Bryce Haderlie, City Administrator
James Bigelow, Police Chief
Sam Christiansen, Public Works Director
Curtis Poole, Community Development Director
LaCee Bartholomew, Community Services Manager
Jordan Wilstead, Police Department
Sean Jones, Police Department
Travis Timothy, Police Department

Annette Hanson, City Recorder
Brian Passey, Finance Director
Johnny Filler, Public Works
Michelle Rowley, Police Dept.
Saevrie Terzo, Police Dept.
Colton Furnish, Police Dept.
Colby Green, Police Dept.

WORK SESSION: Held at Hogan Park Bowery
Swearing in of 2025 Youth City Council
Swearing in of 2025 Youth City Council Youth Leadership

YCC PUBLIC ATTENDANCE:

Marjorie Wheeler
Autumn Taylor
Maysie Stowell
Brittney Schaefermeyer
Garrett Smith
Ellen Rasmussen
Tate Roberts
Amanda Petty
Kira Plowman
Juliana Manning
Siena Mann
Caleb Morris
James Lavendar
Kristin Leger
Mary Keeler
Diana Harper
Ainsley Hickenlooper
Lori Howes
Syler Goble
Nathan Gridley
JaNan Dyreng
Gracie DeWall
Brooke Corob
Savannah Biesinger
Brooklyn Anderson

Olivia Wheeler
Amber Taylor
Angie Smith
Mason Schaefermeyer
Aline Schaff
Sam Rasmussen
Anita Peterson
Annalise Petty
Jacci Martinez
Holden Manning
Lucas Mann
Lauralee Lavendar
Richelle Lloyd
James Leger
Jill Jeppsen
Ireana Harper
Holly Hogan
McKenna Howes
Thatcher Goble
Scott Gourley
Jayden Dyreng
Candace Camilo
Violet Corob
Samantha Anderson

Tamara Taylor
Kelli Stowell
Claire Smith
Mary Sue Smith
Chloee Schaff
Ashlee Robers
Lila Peterson
Jessica Plowman
Alex Martinez
Nicole Mann
Jolie Morris
Emma Lavendar
Tessa Lloyd
Eva Keeler
Amy Jeppsen
Wendy Hickenlooper
Zoe Hogan
Trulee Goble
Stacey Gridley
Carter Gourley
Ashley DeWall
Olivia Camilo
Nicole Biesinger
Kyler Anderson

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The Youth City Council Leadership was sworn in as follows:

Mayor:	Holden Manning
Deputy Mayor:	Maysie Stowell
Recorders:	Amy Jeppsen and Lucy Becerra
Historians:	Sammie Varney and Syler Goble
Communications:	Kira Plowman and Autumn Taylor
Service Coordinators:	Zoe Molino and Olivia Wheeler
Event Coordinators:	Kyler Anderson, Autumn Taylor, Samuel Rasmussen, Camden Stowell and Nathan Gridley
Fundraising Coordinators:	Gracie Dewall and Alex Martinez
Treasurer:	Molly Kelsey

The Mayor welcomed 50 new Youth City Council members and encouraged them to reach out to kids around them and make the most of this year.

PUBLIC ATTENDANCE:

Becky Gale	LeGrande Blackley	Don Schrader
Ray Whitchurch	Jordan Swain	Rick Montoya
Jordan Swain	Rick Montoya	Arrin Holt

INVOCATION/PLEDGE:

Gary Sharp

OFFICIAL PINNING AND SWEARING IN OF POLICE OFFICER COLTON FURNISH

The Mayor gave the floor to Chief Butler who introduced Officer Colton Furnish who was going to be sworn in as Woods Cross City's newest police officer. The City Recorder then administered the Oath of Office to Colton Furnish. Officer Furnish's badge was then pinned on his uniform by his father. Officer Furnish introduced his family to the Council and said he had wanted to be an officer since he was eight years old and was very happy to have gotten to this point in his life. His family, fellow officers, City Council, and those in attendance congratulated Officer Furnish on his appointment to the Woods Cross Police Department.

CONSENT AGENDA

Council Member Checketts asked that the Approving of I-15 Widening Project Agreement on the consent agenda be moved to the action item agenda as it may impact property that is owned by her and her husband.

CONSIDERATION TO APPROVE MINUTES

The Mayor called for the review of the minutes for the City Council meeting held August 5, 2025.

The minutes were approved through the consent agenda.

RATIFY CASH DISBURSEMENTS

The Council reviewed the cash disbursements for the time period of 8/1/25-8/14/25.

The cash disbursements were ratified through the consent agenda.

CONSIDERATION TO APPROVE 2025 ARBOR DAY PROCLAMATION

The city of Woods Cross would like to proclaim September 13, 2025, as Arbor Day for 2025 in Woods Cross City. This item was approved through the consent agenda. The city of Woods Cross has participated in Arbor Day for many years, and it has been a benefit to the city by planting new trees each year.

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CONSIDERATION TO ADOPT RESOLUTION 2025-935 APPROVING I-15 WIDENING PROJECT AGREEMENT

This item was moved to the action item portion of the meeting.

CONSIDERATION TO ADOPT RESOLUTION 2025-936 APPROVING SIGNAGE OF SAFETY AUDIT LETTER OF CONCURRENCE AND MATCH AGREEMENT

It was noted this agreement with the Wasatch Regional Council is with 14 cities that it will look at 13 roadway sections for safety improvements along the Wasatch Front. The WFRC applied for a grant funding on behalf of the 14 cities with the Federal Highway Administration and received a \$224,00 grant to identify improvements within the WFRC's Comprehensive Safety Action Plan. The match amount would not exceed \$10,000 and those funds for this project and will be split with North Salt Lake City. The funds for this project can be pulled from the Road B&C and Fund 21.

Following the review of the consent agenda items, Council Member Checketts made a motion to approve the consent agenda items as presented with Council Member Grover seconding the motion and all voted in favor of the motion through a roll call vote.

PUBLIC COMMENT

The Mayor opened the meeting for public comments that would take less than three minutes.

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

PUBLIC HEARING: REQUEST TO AMEND THE WOODS CROSS CITY GENERAL PLAN, STATION AREA PLAN AS REQUIRED BY H.B. 462, UTAH HOUSING AFFORDABILITY AMENDMENTS PASSED IN 2022 UTAH STATE LEGISLATIVE SESSION

The Mayor gave the floor to Mr. Curtis Poole, the Community Development Director, who noted in the 2022 General Session, the legislature passed H.B. 462, Utah Housing affordability Amendments. He said this bill requires cities to adopt a certain number of moderate-income housing strategies, develop and adopt a station area plan, and other requirements aimed at increasing the number of affordable housing units. He noted last year the city and Wasatch Front Regional Council contracted with Arcadis as a consultant to update the Station Area Plan. He said over the last year, Arcadis has held regular meetings with the city, WFRC and UTA, in addition to contacting various property owners with the plan area. He said Arcadis held an open house and conducted an online survey to gather feedback from residents and people who utilize the UTA FrontRunner Station. He said the Planning Commission held a public hearing, reviewed, and forwarded their recommendation for the Council to adopt the Station Area Plan.

Mr. Poole noted the state requirement is for cities to develop and SAP within a half-mile radius of the station platform. He noted that because this radius included single-family neighborhoods, industrial subdivisions in both Woods Cross and West Bountiful, the Holly Refiner, and commercial areas on the east side of the freeway that were primarily build out, the decision was made to include the undeveloped area along 500 West. He noted the Station Area Plan shows constraints, the major property owners, existing conditions, and vision and plan for development. He noted the plan also indicates how the plan meets the requirements of H.B. 462. He also noted that survey and open-house feedback have also been provided.

Mr. Poole said the plan shows potential zoning, street layout, and opportunities for open space. He said the framework shown in the SAP is intended to provide guidance for future development and not an exact design or layout. He noted the SAP differs slightly from the General Plan by adding additional multi-family zoning in the area along 500 West and Redwood Road and near the FrontRunner Station.

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Mr. Poole also said the plan addresses the difficulty of accessing the FrontRunner Station without a vehicle and provides some guidance for future development along 500 West, 1100 West, 800 West, and 1500 South. He noted some of these recommendations will require collaboration with UDOT and UTA.

Following the information given by Mr. Poole, he turned the time over to Ray Whitchurch from Arcadis who had been a primary in getting this Station Area Plan in place. Mr. Jordan Swain was also in attendance, and he went through the report on the Station Area Plan in detail.

Mr. Swain reviewed the station area plan with the Council. It was mentioned there were major transmission lines that are impediments that prevents some things from being built in the area.

There was a discussion and the Council had a few questions and made a few suggestions on changes they would like to see made for the Station Area Plan and asked Arcadis to come back with those changes so the Council could review them at a future meeting and make a final decision on the plan.

The Mayor opened the public hearing. There were no public comments, and the Mayor closed the public hearing.

CONSIDERATION TO APPROVE ORDINANCE 623 AMENDING STATION AREA PLAN

Following the presentation by Arcadis, the public hearing, and the discussion by the City Council, Council Member Grover made a motion to table this matter for a future meeting after the suggested revisions had been made. Council Member Checketts seconded the motion, and all voted in favor through a roll call vote.

CONSIDERATION TO ADOPT RESOLUTION 2025-937 ADOPTING PROPERTY TAX RATE FOR TAX YEAR 2025-2026

The Mayor gave the floor to the City Administrator who noted the Council had discussed this matter on several occasions and wondered if the Council had any further questions.

Council Member Checketts noted the city needed to be fiscally responsible to be able to cover the costs to run the programs of the city. She said she had comments from residents saying they were in favor of small tax increases to fund the city programs and they would rather see increases in small increments rather than wait a few years and then have a large increase.

Council Member Jones also noted that being conservative and cautious financially is important, but there has been feedback from residents that things need to be taken care of, and a tax rate needs to be able to take care of the needs of the city. He said because of the feedback he had received from residents in favor of raising taxes to cover the costs of running the city, it has made him feel like Woods Cross is responsible with the funds collected through taxes and residents value the fact the City Council is responsible with allocating those funds, and they go to make a better community. He said he has confidence in the Council and staff to take care of those funds in making this community a good community to live in.

Council Member Grover said he did recognize there are costs to running the city and for the services the fire district provides. He said it does make sense to keep with the costs of the fire district. He said he had reviewed the different choices for the fiscal year 2026 property tax revenue options. He said he liked option one but could also support option two.

Council Member Larrabee said he had not changed in his opinion. He said he felt like there are some people in the city, such as young couples that are stretched to the maximum. He said it is making things more difficult for those types of people when taxes are raised. He said that the amount that will be generated by the tax increase may be able to be made in other areas such as by a good sales tax quarter. He said he felt like it was more about money and that it could be a message to those that are struggling. He said he would like the Council to send the message that the Council recognizes those who are struggling and are willing to give those people a break for one year. He said he feels like he is representing a group that needs to be heard through the Council and so he would not be voting for any type of tax increase.

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Council Member Sharp said he felt like the \$96,000 could be put towards future debt as a city and could be an option and said that it was important for him to consider taking care of future debt.

The Mayor said he is with Council Member Larrabee this year saying there are a group of residents in the city that are struggling. He said there are many entities asking for increases and it is being hard on this group of residents that are struggling. He said he feels like there are people who may not be able to buy essential things. He said he felt like the financial needs for the city could be met with where the budget is right now. He said the tax increase could help with projects, but he is very concerned about the group of residents that do not have a choice to get more money to cover their needs and increases are concerning. He said he could not vote, but if he could, he would vote for no increase.

Council Member Checketts asked if there is help from the County for relief from tax increases. The City Administrator said there was relief help that could be applied for. Council Member Checketts asked about how many people were in this group that the Mayor and Council Larrabee were concerned about and why they did not attend the public hearing and express their concerns. She said there was no one that had made any comments from the public this year. She said she felt like there was trust and responsibility from the residents.

The Mayor said he did not know why those who are struggling did not come and make comments but there could be a number of reasons they did not come.

The Council looked at the options being proposed.

Following the discussion and review of the options presented, Council Member Checketts made a motion to adopt the Truth in Taxation option 2 with the tax rate of .001431 which is 2.80% for the amount of \$458,807. Council Member Grover seconded the motion and Council Member's Grover, Checketts, Sharp and Jones voted for the motion. Council Member Larrabee voted against the motion. The motion passed with a vote of four to one.

CONSIDERATION TO ADOPT RESOLUTION 2025-938 ADOPTIONG FINAL BUDGET FOR FY 2026

The Mayor gave the floor to the City Administrator who went over the final budget for FY 2026 and Truth In Taxation. He clarified questions the Council had regarding the budget.

There was discussion about tree replacement and the City Administrator said that amount was not included in the capital projects list. It was noted it was a one-time cost and would be coming from the RAP Tax.

Council Member Grover made a motion to adopt resolution 2025-938, adopting the final budget for Fy 2026 including the tax increase that was just approved and adding the tree replacement project with RAP Tax funds. Council Member Checketts seconded the motion, and all voted in favor of the motion through a roll call vote.

CONSIDERATION TO ADOPT RESOLUTION 2025-935 APPROVING I-15 WIDENING PROJECT AGREEMENT

The Public Works Director noted this is a resolution to approve the UDOT I-15 widening project which allows UDOT to modify city facilities (roads, water infrastructure, storm water infrastructure, and other needed infrastructure) to accomplish the widening project. He noted final design and city facilities impact will be determined once UDOT has the Design Guild Contractor on board.

Following the information given, Council Member Sharp made a motion to adopt resolution 2025-935 approving the widening project agreement. Council Member's Sharp, Grover, Larrabee, and Jones voted for the motion, Council Member Checketts abstained from the voting. The motion passed.

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2025 WATER BOND PROJECTS DISCUSSION

The Mayor gave the floor to the City Administrator who noted this item was to discuss the issuance of the 2025 Water Revenue Bonds, the bond amount, and associated projects. He noted that a parameters resolution was adopted to authorize the issuance of not more than \$11,000,000 Water Revenue Bonds for water system improvements for the 1100 W water line, redrill Well #3, and replace Reservoir #1.

The City Administrator said they are continuing to refine these estimates so that they borrow enough to cover expenses but not so much they need to repay unneeded debt.

The City Administrator said the staff is proposing to issue at least \$8,000,000 (plus issuance costs) in water bonds for the following:

1. \$7,494,398 for the 1100 W water line, Well #3 and Reservoir #1 projects.
2. \$500,000 for additional contingency for the projects above, and if not needed, to expedite the 1500 S water line in year 2032 and the UDOT betterments that have been added to the plan.
 - a. The 1500 S project will replace a 6" and 16" water lines that are 75 to 95 years old and have had six leaks in recent years. These pipes are in Bountiful, where there are Bountiful water lines and other utilities.
 - b. The UDOT I-15 project will widen sections of I-15 over two water lines that cross under the freeway through casings. UDOT will pay to extend the casings just beyond the new shoulder width and it would be a benefit to install new pipe inside those casings while the work is happening and upsize one of those lines from 10" to 12".
3. Issuance costs to be determined.

The City Administrator also noted that while projects a and b are not imperative, it would be advantageous to complete them with any bond proceeds that are needed for the original three projects.

Following the information given by the City Administrator, the Council discussed the options. The Council said they were comfortable with pursuing a bond amount that would cover the three projects, the issuance costs and the number in the range that had been given from JUB from \$750,000 to \$860,000 to cover that amount. The Council said they felt comfortable with those numbers and projects.

COMMUNITY SERVICES REPORT

The Community Services Manager reported the following:

COMMUNICATION

The website provider (Civic Plus) kick-off meeting was held. New website will launch in December of 2025. Stay tuned for photos for website.

RECREATION GRANTS

Applied for an outdoor recreation grant to provide opportunities for older youth to participate in outdoor activities.
Applied for Smith Entertainment grant for assistance with the Mills Park Basketball Court resurfacing.
Applied for the Caselle Community Award for resurfacing the basketball courts at Mills Park.

SENIOR LUNCH

There were record numbers this month. Thanks to Dr. Johnson from Common Spirit coming to speak. They are looking for a speaker for September.

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YCC

Swearing in Ceremony and Leadership announced at this City Council meeting. They are moving forward on plans for Pumpkins in the Park. Please put on your calendars the Veterans Dinner will be November 14th @ public works.

UPCOMING

New Website photos will be announced soon.

Day of Service-September 13th—Various Locations

Pumpkins in the Park-October 11—Mills Park

WX Veterans Dinner—November 14—Public Works

Holiday Lights—December 1—Hogan Park and City Hall

POLICE REPORT

The Police Report is as follows:

Dispatched/On View Calls

2025		2024	
January-	475	January-	445
February-	420	February-	419
March-	474	March-	448
April-	530	April-	501
May-	595	May-	526
June-	503	June-	455
July-	568	July-	524
August-		August-	
September-		September-	
October-		October-	
November-		November-	
December-		December-	

Patrol Overview

July 2025		June 2025	
Calls for service-	568	Calls for service-	503
Reports-	248	Reports-	203
Citations-	103	Citations-	56
Physical Arrests-	10	Physical Arrests-	14
Use of Force-	00	Use of Force-	02

DETECTIVE DIVISION

20- New Persons Crimes / Sexual Assault / Death Investigations /C.A.N.R. cases (child abuse neglect report)

16- New Theft / Property / Fraud Cases

15- Cases closed with and without arrests

1-ICAC search warrant assist

2- Drone deployments. One for a missing autistic 10-yearold, and one a missing autistic adult. They were both safely located

USE OF FORCE REVIEWS: There were no uses of force reports/reviews for the month of July 2025.

DEPARTMENT ACTIVITY

-Senior Lunch Bunch. P.D. cooked for and spoke to seniors

-Three new hires started.

-Participated in the Handcart Days Parade.

-E-Bike awareness

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INVESTIGATIONS/ICAC

Investigations is working in conjunction with the Nephi City Police Department on a child abuse case. A 12-year-old reported being sexually assaulted by her father. Investigations is working on locating the suspect to take him into custody.

Investigations also used our new drones twice in missing person cases, both of which are autistic. The drone program looks to be a success already.

COMMUNITY DEVELOPMENT REPORT

The Community Development Report for July is as follows:

Building Permits and Land Use Applications

- 24 Residential Building Permits (5 New Single-Family)
 - o \$2,314,837 total valuation
 - o \$73,373 total permit fees
- 4 Commercial Building Permits
 - o \$218,969 total valuation
 - o \$3,360 total permit fees
- 6 Miscellaneous Permits
 - o \$81,244 total valuation
 - o \$1,925 total permit fees
- 1 Conditional Use Applications

Business Licenses

- 20 new Business Licenses
- 619 total Business Licenses

Code Enforcement

- If residents come to Council members regarding potential code violations, please refer them to me or our Leah without promising actions that will be taken to resolve the potential code violations.

Updates

- The RFPs for City Hall and Hogan Park redesign have been issued. We have had a number of firms reach out to indicate their interest in the project.
 - o We have scheduled a pre-proposal meeting for August 27, where staff will address the project and answer questions from those who are planning to submit proposals.
 - o Proposals are due on September 25. It is anticipated that the initial meeting with the selected contractor and architect will happen in early November.
- I am working with a property management company to rent the house south of City Hall. There are some concerns we have with how they want the city to indemnify them. We are hoping they will be able to update their contract agreement, otherwise, we will need to look for another company.
- The Planning Commission held a public hearing and discussed second driveways and lot coverage at their last meeting and have tabled the item for further review at the September 7 meeting.
- The Station Area Plan was reviewed by the Planning Commission, and they have forwarded a positive recommendation to adopt the plan and amend the General Plan

FINANCIAL REPORT

The City Council reviewed the financial report for July and found all is in order.

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CITY ADMINISTRATOR REPORT

The City Administrator reported the following for the City Council:

1. The Youth City Council will be sworn in on Aug. 19th at the beginning of the meeting. We will meet at 6:00 p.m. at the Hogan Park Bowery for the YCC Oath and then proceed back to the council chambers to continue the meeting by 6:30
2. Revised the capital facilities project list for FY26 budget and associated council approval.
3. Coordination with UDOT on I-15 construction proposals for interchange landscape, interlocal engineering agreement, etc. We shared the information discussed at the Aug. 5th meeting with the UDOT staff and emailed the North Salt Lake, Bountiful, West Bountiful and Centerville city managers with the same information.
4. Worked with staff on the 2025 Water bonds to get accurate estimates for the well and tank in order to determine the amount of money that the city will need to borrow for these three projects.
5. Final work on FY26 Budget.
6. Worked with staff to advertise the City Hall RFP documents

QUESTIONS/DIRECTION TO CITY ADMINISTRATOR OR STAFF

Council Member Checketts asked that the Public Works Director take care of unwanted trees that are growing in several areas of the city that needed to be removed. The Public Works Director said they were UDOT responsibility, and he would contact them to take care of the trees.

COUNCIL REPORTS

Council Member Grover said there was a positive pool in West Bountiful for West Nile Virus. He also noted there was the first human case of West Nile reported in Salt Lake City. He also noted the layout of the new mosquito abatement district building is being reviewed

Council Member Sharp reported there was a discussion on second driveway text amendments at the last Planning Commission meeting.

CLOSED SESSION

At 8:55 P.M. Council Member Checketts made a motion to move into closed session to discuss items pursuant to UCA § 52-4-205. Council Member Larrabee seconded the motion. Council Members Sharp, Larrabee, Checketts, Grover and Jones voted in favor of the motion.

ADJOURNMENT

There being no further business before the City Council, Council Member Grover made a motion to adjourn the meeting at 9:15 P.M. Council Member Larrabee seconded the motion.

Ryan Westergard, Mayor

Annette Hanson, City Recorder

Approved by City Council September 2, 2025