

CASTLE DALE CITY
City Council Meeting Minutes
August 14, 2025



The City Council of Castle Dale, Emery County, Utah, met in an open meeting on August 14, 2025, at 7:00 p.m. in the City Council Chambers.

20 S 100 E, Castle Dale, Utah

ATTENDEES

Mayor: Excused

Council:

Brad Giles
Joel Dorsch
Julie Johansen
Michael Jorgensen
Emily Mills

Maintenance Supervisor: Ignacio Arrien

Fire Chief: Ignacio Arrien

EMS: -

Land Use Administrator: Kerry Lake

Code Enforcer-Animal Control: Terry Lofthouse

Treasurer: Carolyn Montgomery

Recorder: Rebecca Norton

Others in attendance: Glen Gerber, Ryan Ware & family, Darin Cummings, Hunter Cornelius

WELCOME

Brad Giles was presiding and welcomed everyone to the meeting.

PLEDGE OF ALLEGIANCE

ROLL CALL

All City council members were in attendance.

MINUTES FROM PREVIOUS MEETING

Council member Johansen motioned to approve the July 2025 minutes, Council member Jorgensen seconded the motion.

Result: Approved

Ayes: Julie Johansen, Michael Jorgensen, Brad Giles, Emily Mills and Joel Dorsch

MINUTES FROM PREVIOUS MEETING

Council member Jorgensen motioned to approve the June 2025 budget public hearing council member Johansen seconded the motion.

Result: Approved

Ayes: Julie Johansen, Michael Jorgensen, Brad Giles, Emily Mills and Joel Dorsch

Fence in Ordinance-

Kerry Lake said that they discussed at a public hearing. 3-9-1 8142025A pertains to the “fence in” of all areas within Castle Dale City Limits. If you have a large animal that they will keep it fenced in. Any animal within the city limits needs to be fenced in. If you have livestock or large animals, they need to be fenced in.

Council member Johansen moved to accept the fence-in ordinance, Council member Mills seconded the motion.

Result: Approved

Ayes: Julie Johansen, Michael Jorgensen, Brad Giles, Emily Mills and Joel Dorsch

Darin Cummings Water hook up fee reimbursement-

Darin intended to build a house in Olsen subdivision plat 1 and paid for a hook up fee but didn’t end up building and wants the fee to become as a credit towards a piece of property that he owns on Hwy 29. No connections were made, and water did not change hands. We verified that he paid them.

Council member Johansen motioned to accept the reimbursement fee to a credit; Council member Jorgensen seconded the motion.

Result: Approved

Ayes: Julie Johansen, Michael Jorgensen, Brad Giles, Emily Mills and Joel Dorsch

Re-Zoning for 420 North Center

Ryan Ware stated that he has made a proposal to land use that he wants to rezone R-1-8000 to a commercial business and it already has secondary but needs to have it commercial so that he can sell crops that he grows off it. Had a public hearing and in last meeting land use approved it. He wants to start a garden on it and produce and sell things agriculturally but will potentially bring in other things to sell.

Council member Johansen motioned to accept motion rezoning of 420 north center to commercial business: Council member Mills seconded the motion.

Result: Approved

Ayes: Julie Johansen, Michael Jorgensen, Brad Giles, Emily Mills and Joel Dorsch

Newsletter-

Carolyn reported that the annual permit fee and postage for the newsletter cost about \$990, not including supplies or time. She suggested continuing the newsletter but distributing it via Facebook, the post office, and city hall copies. Council Member Giles noted the mailing cost is minimal compared to the legal protection it provides. Council Member Johansen added that other cities have tried alternative methods but reverted due to communication gaps.

Council member Johansen motion to keep doing newsletters; Council member Jorgensen seconded the motion.

Result: Approved

Ayes: Julie Johansen, Michael Jorgensen, Brad Giles, Emily Mills and Joel Dorsch

Ratify cemetery refund-

An error was discovered in the cemetery, and to resolve it fairly, the city refunded Candy Price for two plots. Although she did not request a refund, it was given in goodwill, and the issue has been resolved to everyone's satisfaction.

Council member Johansen motion; Council member Mills seconded the motion.

Result: Approved

Ayes: Julie Johansen, Michael Jorgensen, Brad Giles, Emily Mills and Joel Dorsch

New Utility accounts: deposit and tracking new owners/shut off and reconnect

The city has had issues with outgoing residents leaving unpaid balances, sometimes for years, which were uncovered through shut offs. Enforcement of the shut-off policy has reduced the problem. The council discussed requiring a refundable deposit from new property owners—about two billing cycles (\$140–\$145)—to ensure accountability and track ownership changes. This will be further discussed and a formal policy considered next month.

Review codifications binder to be sent to contractor

A large binder of ordinances was presented, prompting Council Member Johansen to ask about the cost and authorization, since the council never voted on it. Although cancelling was considered, significant funds have already been spent. Land use provided an updated version, but some items still need revision. The city contracted a company for codification, color-coding, and organization, including a table of contents. The final product will be easier to navigate, include all ordinances, and be digitized for the website.

Rebecca is going to conference

Rebecca is going to a recorders conference upon request from the mayor it will be held in Midway October 1-3 registration is 303.00 plus housing and meals.

Council member Mills motions to accept travel; Council member Johansen seconded the motion.

Result: Approved

Ayes: Julie Johansen, Michael Jorgensen, Brad Giles, Emily Mills and Joel Dorsch

CVSSD projects for 2026 suggestions-

We would like any suggestions, we have our meeting with CVSSD next Thursday and would like any recommendations for curb and gutter, road, culinary water, secondary water, storm drains and sewer projects for next year to go through the service district CIB funds asking for any suggestions for 2026. 4th south from 4th east to 5th east we will have curb and gutter and sidewalk put in this year has not been completed yet. It was stated that the state of Utah is given a lot of money to redo all copper pipe funding for the city. In Castle Dale has got rid of most of the copper pipes already. Any Ideas please get a hold of Mayor or Brad Giles.

Culinary water rates for various sizes connections.

The city will re-pass a resolution setting water rates inside and outside city limits, as the original record cannot be found. CCSSD reviews water costs every two years and did so in July. A public hearing in November will address the base rate charged to cities, effective until January, to accommodate the rate increase. Rates have been unchanged for the past four years.

Council member Mills motions approve resolution 081425 water rates: Council member Jorgensen seconded the motion

Result: Approved

Ayes: Julie Johansen, Michael Jorgensen, Brad Giles, Emily Mills and Joel Dorsch

City wide violations/fire hazards

The mayor asked for a city-wide review of ordinance and fire hazard violations. Nosh and Terry compiled a list with photos, color-coded by status: red for violations, green for being addressed, white for non-fire hazards, and purple for minor issues. Violations will receive one warning, then a citation if unresolved. Letters are planned to be sent by Sept. 1, giving 28 days before a second warning. More information is needed on the trailer court, as they lack secondary water, which impacts yard conditions. Johansen suggested requiring secondary water for future RV parks.

Land Use committee- Kerry Lake

At the land use meeting, two home occupation business licenses were discussed, along with a possible billboard, though no information was found. A public hearing was held to amend short-term rental rules, prohibiting them in conjoined or garden homes but allowing them in basements, with another hearing planned this month. A possible camp trailer being used as a residence was also discussed, with concerns about sewer use and noting that residences are not allowed in the industrial zone.

Animal control/code enforcement- Terry Lofthouse

This month he responded to 15 calls and 15 additional activities, including helping transport 7 dogs to the pound. He found 6 water violations, assisted with loose goats twice, and noted an unfixed fence issue. He asked if fees should be added to tickets since fines aren't being paid; Council Member Giles said this will be discussed with the attorney. He also had an unlicensed vehicle removed from the street.

Maintenance: Ignacio Arrien

Ignacio reported that all events are finished. The stock show cost \$6,800, the July rodeo \$4,778 (with possible refunds or donations), and the fair \$5,362. Frequent events help cover overtime costs. Dumpsters at the fairgrounds were moved due to misuse. Cemetery and Cheddar roads are deteriorating, with cracks and weeds, and crack sealing may be needed. New door codes and security pins have been implemented to replace keys and improve security levels.

Fire department:

There was a brush fire yesterday, and the team has been busy with ISO-related tasks, including hydrant inspections in town, with more planned. A major inspection for all 8 towns is scheduled for September 9. These inspections, which occur annually, impact homeowner's insurance rates. Due to some gaps in paperwork, it's expected the rating may drop one scale, but no further negative impact is anticipated.

Treasurer/recorder report

Carolyn Montgomery reported that sales tax revenue is down due to the closure of the liquor store. The city audit is scheduled for August 20. There were 43 shut-off notices issued for past due accounts; 9 remain unpaid, with 2 still shut off. One property is being sold, so a lien is being placed, and efforts are being made to contact homeowners before sales occur.

Rebecca Norton stated that she has got all the business license renewed.

MAYOR AND COUNCIL REPORTS

Mike- Thanked all the employees and everything that they do.

Brad Giles

Met with the irrigation company to review water shares for future building; some water was available, and others contributed shares, though records differ. Johansen noted the city has had extra water annually. Ideas will be reported to the mayor. Also met with county planning and zoning regarding two potential minor subdivisions that could impact the water treatment plant. The city is working closely with the county to protect culinary water systems. Additionally, curb and gutter work is underway at the high school to improve drainage.

Joel-

The pavilion at the fairgrounds now has a new lighting system. The center two rows of lights turn on at night to discourage misuse. A two-button station with signage will allow users to press the green button for a 3-hour timer, with a stop button to turn them off early. Additionally, a key switch (held by Nosh) can keep the lights on for longer events such as the fair.

Mayor Danny Van Wagoner was excused.

BILLS PRESENTED FOR SIGNATURES

Council member Johansen motioned to pay the bills; Council member Mills seconded the motion.

Result: Approved

Ayes: Julie Johansen, Michael Jorgensen, Brad Giles, Emily Mills and Joel Dorsch

ADJOURN

Council member Johansen motioned to adjourn the meeting; Council member Mills seconded the motion.

Result: Approved

Ayes: Julie Johansen, Michael Jorgensen, Brad Giles, Emily Mills and Joel Dorsch

Meeting adjourned at 8:25 P.M.

8/14/2025

Rebecca Norton