

1 **MINUTES**
2 **KAMAS CITY COUNCIL MEETING**
3 **TUESDAY, SEPTEMBER 9, 2025**

4 **6:00 P.M.**
5 **Kamas City Hall**
6 **170 N. Main**
7 **Kamas, UT 84036**

8
9 The meeting will be streamed on the Kamas City YouTube channel:
10 <https://www.youtube.com/channel/UCfvdAe2TE8PKHFJcPRpMMzA>
11 Comments may also be made by email prior to the meeting at info@kamascityut.gov
12

13 Mayor McCormick opened the meeting welcoming those in attendance:

14 **COUNCIL MEMBERS:** Councilors Larry Gines, Jessica Bateman, Leslie Staples, David
15 Darcey, and Monica Blazzard.

16 **STAFF:** City Recorder, Kim Peacock; City Planner, Jill Wanstrom; City Engineer, Scott
17 Kettle; Public Works Director, Trevor Clegg; Attorney Joel Yellowhorse arrived at 6:35
18 p.m. Chief Brad Smith was excused.

19 **OTHERS IN ATTENDANCE:** Mike Georgi, Casey O’Leary, Ennis Gibbs, Steve Mitchell
20 arrived at 7:00 p.m.
21
22

23 **OPENING INVOCATION AND PLEDGE OF ALLEGIANCE**
24

25 Invocation by Councilor Monica Blazzard

26 Mayor McCormick led the public in the Pledge of Allegiance
27
28

29 **APPROVAL OF THE AUGUST 26, 2025 CITY COUNCIL MEETING MINUTES**
30

31 **MOTION:** Councilor Leslie Staples moved to approve the City Council meeting minutes
32 dated August 26, 2025 as presented.

33 Councilor Jessica Bateman seconded the motion.

34 The vote was unanimous. Councilors Larry Gines, Jessica Bateman, Leslie
35 Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.
36
37

38 **APPROVAL OF THE SEPTEMBER 3, 2025 CITY COUNCIL WORK SESSION**
39 **MEETING MINUTES**
40

41 **MOTION:** Councilor Larry Gines moved to approve the City Council work session
42 meeting minutes dated September 3, 2025 with the correction of the word
43 Wednesday.
44 Councilor Leslie Staples seconded the motion.

1 The vote was unanimous. Councilors Larry Gines, Jessica Bateman, Leslie
2 Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.
3
4

5 **APPROVAL OF THE INVOICE REGISTER DATED SEPTEMBER 8, 2025**
6

7 **MOTION:** Councilor Monica Blazzard moved to approve the invoice register dated
8 September 8, 2025 as presented.

9 Councilor David Darcey seconded the motion.

10 The vote was unanimous. Councilors Larry Gines, Jessica Bateman, Leslie
11 Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.
12
13

14 **PUBLIC COMMENT – THIS IS THE PUBLIC’S OPPORTUNITY TO**
15 **COMMENT ON ITEMS NOT ON THE AGENDA**
16

17 There were no public comments.
18
19

20 **ENNIS GIBBS TO DISCUSS WREATHS ACROSS AMERICA VOLUNTEER**
21 **PROGRAM WITH POSSIBLE DONATION DECISION**
22

23 Ennis Gibbs stated he is here to ask for support for Wreaths Across America. Gibbs
24 stated he is a veteran and loves all veterans. Gibbs is requesting a possible donation of
25 \$500 for 30 wreaths for unsponsored veteran’s graves, \$136 for 8 wreaths for a cemetery
26 memorial display, \$136 for 8 wreaths for a City Hall memorial display, and \$36 for 2 sets
27 of small commemorative flags for wreaths.

28 The council discussed placing the wreaths at the Veteran’s Memorial for display.
29

30 **MOTION:** Councilor Jessica Bateman moved to approve a donation for the Wreaths
31 Across America in the amount of \$808.

32 Councilor Moncia Blazzard seconded the motion.

33 The vote was unanimous. Councilors Larry Gines, Jessica Bateman, Leslie
34 Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.
35
36

37 **POSSIBLE RESOLUTION, A RESOLUTION MADE BY THE KAMAS**
38 **COUNCIL CANCELLING THE MAYORAL RACE FOR THE KAMAS CITY**
39 **2025 MUNICIPAL GENERAL ELECTION**
40

41 **MOTION:** Councilor Leslie Staples moved to approve Resolution 2025-08, A Resolution
42 made by the Kamas Council cancelling the Mayoral Race for the Kamas City
43 2025 Municipal General Election.

44 Councilor Larry Gines seconded the motion.

45 Mayor McCormick asked for a roll call vote:

46 Councilor Darcey voted “yes”

Councilor Blazzard voted “yes”
Councilor Gines voted “yes”
Councilor Bateman voted “yes”
Councilor Staples voted “yes”
The vote was unanimous. Motion passed.

POSSIBLE ORDINANCE, AN ORDINANCE ADDING SECTION 5.14 BODY ART FACILITIES, AND AMENDING SECTIONS 15.02.010 DEFINITIONS, 15.14.060 PARKING (GC ZONE), 15.15.060 PARKING (LI ZONE), 15.17.060 PARKING (ECC ZONE), AND 15.30.020 APPENDIX B ALLOWED USE TABLE OF THE KAMAS MUNICIPAL CODE

Jill Wanstrom read her staff report.

Councilor Staples asked when we define Body Art it states it is body piercing, tattooing, and cosmetic tattooing or permanent makeup. But we don’t include the cosmetic tattooing or permanent makeup in the Body Art Facility. Is there a reason we’re not including it?

Jill Wanstrom explained yes, the Planning Commission would like to make its own definition in esthetician.

Councilor Staples asked if we should change our definition to just body piercing and tattooing.

Jill Wanstrom told her we could.

Councilor Gines stated he doesn’t see a difference in the cosmetic and tattooing.

Casey O’Leary explained normally esthetician procedures don’t take place in tattoo facilities. They use different tools.

Councilor Staples feels the first change we should make is under the definition of body art. It would just be body piercing and tattooing.

Councilor Staples stated under the excluded item, ear piercing. It just seems so random.

Jill Wanstrom explained originally the Planning Commission didn’t want minors at all, not even with parental consent, in the facilities. This is why they took out piercing.

Councilor Darcey asked if it’s allowed anywhere else?

Jill Wanstrom stated not that she’s aware of.

Councilor Bateman feels this is silly, piercing is piercing. Parental consent should be involved regardless of any minor doing any of this. She doesn’t think it should be separated.

Jill Wanstrom explained they would then need to allow minors with parental consent, which is what state code allows.

Councilor Blazzard asked if it’s our job to regulate that.

Jill Wanstrom explained it’s theirs and the health department.

Councilor Staples asked Casey if he did piercing.

Casey stated he pierces everything but he doesn’t do piercing or tattooing on minors even with parental consent. He doesn’t care for the headache or the liability of it.

Councilor Gines feels like we should follow state code.

Jill Wanstrom asked if he is referring to adding with parental consent.

Councilor Gines stated yes.

1 Councilor Bateman confirmed this change would be added to D. in section 15.14.020
2 Councilor Gines suggested referencing state code in this section as well.
3 Councilor Staples stated it does say you have to follow the State Medical Board
4 procedures on the definition of Body Art. Are we changing the definition of Body Art to
5 “Body piercing, tattooing, and ear piercing with parental consent.”? Or are we just taking
6 ear piercing out and leaving in body piercing?
7 Mayor McCormick feels for this situation ear piercing should be included in the
8 definition because it has conditions.
9 Councilor Bateman doesn’t feel the State is going to regulate an ear or another body part.
10 It’s all body piercing. We should just take the ear out altogether.
11 Councilor Staples feels it can say body piercing because the ear is part of the body.
12 Mayor McCormick stated the definition of Body Piercing will need to be changed as
13 well.
14 Jill Wanstrom confirmed we need to get rid of the ear-piercing definition altogether.
15 Mayor McCormick felt it should be combined with body piercing and just call it piercing.
16 Councilor Staples stated in section 5.14.020 A. it talks about location. She feels the last
17 sentence should say “Body Art facilities should be limited to no more than two (2)
18 facilities within Kamas City.”
19 Councilor Darcey feels we could just take out the last sentence in A. because it is
20 redundant with B. (b).
21 Mayor McCormick recommended referring to State Code in D. Body Art Performed on
22 Minors Prohibited and take out Prohibited in the title.
23 Councilor Staples would like to talk about G. Distancing.
24 Councilor Darcey has concerns about the distancing. What harms or what are we trying
25 to regulate with distancing? He sees it with a bar or a liquor license restaurant because of
26 the state proximity laws. With body art if it’s only in three zones why are we limiting
27 where it can be.
28 Jill Wanstrom explained this is something the state code does not regulate. It would be
29 something the city would have to regulate. The Planning Commission was concerned
30 about exposure to young children.
31 After some discussion it was decided by the council to delete G.
32 Councilor Bateman would like to get the additional code changes that go along with this,
33 like the esthetician done within three months.
34 Mayor McCormick feels with all the changes this should be tabled until the next meeting
35 so the council can see the final draft.

36
37 **MOTION:** Councilor Jessica Bateman moved to table this ordinance to adopt section 5.14
38 Body Art Facilities.

39 Councilor Monica Blazzard seconded the motion.

40 Mayor McCormick asked for a roll call vote:

41 Councilor Blazzard voted “yes”

42 Councilor Gines voted “yes”

43 Councilor Staples voted “yes”

44 Councilor Darcey voted “yes”

45 Councilor Bateman voted “yes”

46 The vote was unanimous. Motion passed.

1 **POSSIBLE ORDINANCE, AN ORDINANCE AMENDING SECTION 15.36.020**
2 **OF THE KAMAS MUNICIPAL CODE TO MODIFY THE DEFINITION OF**
3 **“MODERATE INCOME HOUSING” TO INCLUDE RENTAL UNITS**
4

5 Jill Wanstrom read her staff report.

6 Councilor Blazzard asked if this applies to a single-family home rental.

7 Jill Wanstrom explained from her understanding it is not required unless we're asking for
8 more density.

9 Joel Yellowhorse stated it would be only in locations that are determined to be moderate
10 income housing.

11 Councilor Bateman would like clarified the AMI was referring to the Kamas City AMI.

12 This is a detriment for what we're trying to do. Kamas City's AMI is lower than Summit
13 County. She feels we should change it to Summit County AMI since it's a lot broader.

14 Mayor McCormick stated the intent of this ordinance is to qualify people that make less
15 money not more money.

16 Councilor Bateman stated she is talking about the qualified residents. They have to make
17 \$66,000 or less to make this benefit work.

18 Councilor Darcey explained it's up to the developer to build a home for someone that
19 makes \$66,000 can afford.

20 Mayor McCormick stated we can use Summit County's AMI, but it gives us a more
21 complicated ordinance.

22 Councilor Staples stated typically when someone qualifies, they qualify and get in. They
23 can make more money once they are in.

24 Councilor Bateman cautioned that there are very few developers that can make the
25 Kamas AMI work.

26 Councilor Staples suggested adding rental units. We can do some more research and
27 amend it if needed.

28 Councilor Gines isn't worried about developers coming in and making it work. Do we
29 care if they develop if it's not going to help teachers, our locals, or our kids. If they can't
30 help, then we don't want development.

31
32 **MOTION:** Councilor Leslie Staples moved to approve Ordinance 2025-08, An Ordinance
33 amending Section 15.36.020 of the Kamas Municipal Code to modify the
34 definition of "Moderate Income Housing" to include rental units.

35 Councilor David Darcey seconded the motion.

36 Mayor McCormick asked for a roll call vote:

37 Councilor Gines voted "yes"

38 Councilor Bateman voted "yes"

39 Councilor Staples voted "yes"

40 Councilor Darcey voted "yes"

41 Councilor Blazzard voted "no"

42 Motion passed 4-1
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1 **FIESTA DAYS COMMITTEE DECISION**

2
3 Mayor McCormick stated we talked about this last week at the work session. Do we want
4 to form a committee and give them a budget to let them manage Fiesta Days.

5 Councilor Gines stated he feels like we already have a committee with Steve, Kerbee, and
6 Cindy. As part of the City Council he feels this is part of his assignment. We still should
7 be overseeing it. He doesn't want to turn over the reigns to someone and let them do
8 things the council will have to answer for. He would like to see things stay as they
9 currently are.

10 Councilor Blazzard stated we all received an email from Kerbee which she would like to
11 have included in the minutes.

12 "Steve, Let me know how I can help and what you need from my end. Also on another
13 quick note if we end up doing an actual committee, and if ya'll would like to have a
14 council members on it, I think it would be wise to have 1 council member as well as
15 someone that holds executive authority. I wanted just put it out there just in case I can't
16 make it to the meeting due to work."

17 Councilor Blazzard stated no, this is why we have a council. We make decisions as a
18 group. It is slower but we chose to serve. If we have better communication and we work
19 together it can work. She will not hand the reigns over with a budget. We still need to
20 have input.

21 Councilor Bateman agrees and does not want a committee but would like each council
22 members assigned to certain aspects of the celebration like parking or sponsors. This
23 could make it run smoother.

24 Councilor Darcey stated our total expenditures for Fiesta Days is around \$400,000, which
25 is more than we collect in property taxes. He agrees with the other council members that
26 we were elected to be good fiduciaries of the money. We'll just need to keep our
27 communication up. It would be a lot easier to devote time during council meetings on a
28 regular basis to keep apprised and we are the committee. We have some great volunteers
29 that get into the details that we don't need to get into. The big stuff we still need to be
30 part of the decision.

31 Councilor Staples stated she is fine with council keeping it but will say it feels like the
32 council members are showing up to the event but not helping along the way. The
33 feedback she received is where is the council helping us? When she went out and asked if
34 she can help get sponsorships the comment she received was "since I've been doing this
35 you're one of the few council members that has asked to help with that." We have sent
36 our Fiesta committee members to do all the work, there is a time lag for us making
37 decisions, we're getting frustrated for things that are not happening, so if we want to be in
38 charge we need to be more vested and hands on in our Fiesta Days. We need to have a
39 conversation at almost every council meeting as to what is happening and how can we
40 help. At the end of the day we need to compensate the committee members for their time
41 and can't say that they're volunteers if we're not even going to put in the work as elected
42 officials. She is fine with keeping it and not having a committee, that's fair. But we need
43 to be more vested in the process.

44 Councilor Blazzard stated we had reports at a lot meetings and asked what else we can
45 do. A lot of times it was said we've got it covered. She has a hard time with all the
46 meetings that go on besides city council. The things that are decided and brought to us

1 and we have no idea what's going on. There are things thrown out that the council is
2 supposed to make split second decisions on. This is not fair to us or them.
3 Councilor Blazzard told Mayor McCormick if he's going to meet with Kerbee or Steve
4 she would like a write up of what that is. She feels a lot in the dark. She feels there are a
5 lot of behind decisions that are made then brought to council. When it isn't agreed upon
6 people get upset. This stuff needs to stop. If there is a meeting she would like to know. It
7 seems easier to have a committee but as council she has a responsibility and can't make
8 decisions if she doesn't know what's going on.
9 Mayor McCormick stated every meeting he's had with Steve and Kerbee and everything
10 that is talked about at the meetings are being brought to the council. Steve confirmed this
11 was the case. There's nothing in the dark. This is an absolute stab at him and there's
12 nothing he's keeping from the council. Whatever they talk about gets put on a list to talk
13 to the council about.
14 Councilor Bateman stated that wasn't the issue, it's we don't get it until it's right in front
15 of us.
16 Mayor McCormick stated we have a meeting every two weeks. That's when we can
17 present it.
18 Councilor Darcey feels it would be good to have a pre-read before the meeting. We're
19 expected to make decisions on the fly right then. Caleb Bennett was a great example on
20 how that was thrown on us. Maybe the decision didn't need to be made but we were
21 under pressure.
22 Councilor Gines stated even the committee choice itself was thrown out that night.
23 Nobody was aware of this.
24 Mayor McCormick stated that in his mind was a work session which was supposed to vet
25 some of that and give time to think about. He had no intention of a decision.
26 Councilor Gines stated think about what it looks like to us when you're having your
27 meetings with Kerbee and Steve. The council feels like we need to have a pre-read of
28 these work sessions.
29 Councilor Blazzard asked why have the meeting twice, why not have the meetings in our
30 council meetings.
31 Mayor McCormick stated because then we have the discussion and the work session then
32 you feel like it's sprung on you.
33 Councilor Darcey said he feels like there should be the meetings with Kerbee to get into
34 the details. As we think about Fiesta Days the council was asked to make a lot of on the
35 fly decisions.
36 Councilor Bateman stated like the jumbotron and concerts, those were things we
37 probably need in Dropbox before the meeting to allow for more research time.
38 Councilor Gines stated sometimes it takes a little longer process and digest before
39 making a decision.
40 Mayor McCormick stated he gets that, but that was the intent of the work session. It was
41 not a decision meeting.
42 Councilor Gines asked if it would be too much to ask to have a sheet of paper sent out the
43 day before so they could be reviewing it. Something that had what was going to be
44 discussed. This would allow them to start processing it. It makes for a more productive
45 discussion.

1 Councilor Bateman asked if there is a big-ticket item or a change in the process, that is
2 probably discussed a head of time. If that's the case, we could word the agenda to add
3 possible decision.

4 Mayor McCormick told Councilor Gines he would put together something like that.

5 Mayor McCormick stated he takes offence to being treated like he's hiding something.

6 There is no intent to hide anything. He will provide the list but will not be treated like
7 he's hiding stuff.

10 **DEPARTMENT REPORTS**

11
12 Jill Wanstrom reported SR32 is finalizing their proposal and will have it out by the end of
13 September. The Ranch Center at High Star has submitted their final subdivision
14 application. She has had a couple of sign permits turned in, has had an annexation
15 meeting with Summit County, and the Planning Commission is starting to look at
16 panhandles again and definitions. Jill is working on getting a new zoning map with all the
17 new annexation included. Lastly, Ballerina Farms is working towards getting started on
18 their project.

19
20 Scott Kettle reported the CDBG sewer project is 99% done. They just need to finish
21 cleaning up. They are working with UDOT on the 100 South storm drain project.

22 Scott Kettle has had the traffic study done on 200 South. In the study it has made some
23 recommendations. It doesn't warrant 4-way stops. We talked about switching up the stop
24 signs on the east and west sides instead of the north and south. The stops signs can cause
25 confusion and backup. We have talked about installing an interactive speed limit sign to
26 show how fast they're driving. These will cost approximately \$5,000. Doing this along
27 with some striping and adding a cross walk could help.

28 Councilor Gines stated he lives on that road and feels somebody is going to get hurt. The
29 high school kids don't stop for anyone. We need to add a stop sign on the corner of 200
30 South and 300 East.

31 Trevor Clegg asked if it would help to have a crosswalk with the pedestrian sign on the
32 corner.

33 Councilor Darcey agrees with Councilor Gines that we need a stop sign at that corner.

34 Councilor Bateman asked if we as a city can bypass the study and put up the stop sign.

35 Scott Kettle stated the city can do what they want but the traffic study report doesn't
36 warrant it.

37 Councilor Gines feels the cars race up and down the street and a child is going to get hurt
38 if not killed.

39 Scott Kettle stated they did recommend a roundabout, but nobody likes them here.

40 Councilor Staples asked if we could talk with our police department and ask them to be
41 present during school traffic.

42 The council asked to have two more stop signs installed at that intersection.

43
44 Trevor Clegg reported they have been working on the water service repairs. They have
45 completed 35 so far and hope to get 5 more this year. They have installed automatic locks
46 on the outside bathrooms at the event center to try to help with vandalism.

1 **CLOSED SESSION**

2
3 **MOTION:** Councilor Leslie Staples moved to enter into a Closed Meeting to hold a
4 strategy session to discuss pending or reasonably imminent litigation.

5 Councilor Moncia Blazzard seconded the motion.

6 Mayor McCormick asked for a roll call vote:

7 Councilor Darcey voted “yes”

8 Councilor Blazzard voted “yes”

9 Councilor Gines voted “yes”

10 Councilor Bateman voted “yes”

11 Councilor Staples voted “yes”

12 The vote was unanimous. Motion passed

13 *7:34 p.m.*

14
15 **MOTION:** Councilor Leslie Staples moved to exit the Closed Meeting and enter back
16 into open meeting.

17 Councilor Larry Gines seconded the motion.

18 Mayor McCormick asked for a roll call vote:

19 Councilor Bateman voted “yes”

20 Councilor Staples voted “yes”

21 Councilor Darcey voted “yes”

22 Councilor Blazzard voted “yes”

23 Councilor Gines voted “yes”

24 The vote was unanimous. Motion passed

25 *7:59 p.m.*

26
27
28 **CONSIDERATION AND APPROVAL OF JOINT DEFENSE AGREEMENT**

29
30 Councilor Staples asked Joel Yellowhorse to explain third party beneficiaries.

31 Joel Yellowhorse explained it’s saying we’re entering this agreement to protect someone
32 else.

33 Councilor Darcey asked what is disclosure of own materials.

34 Joel Yellowhorse explained it’s anything we generate as a city.

35
36 **MOTION:** Councilor Leslie Staples moved to approve and authorize a representative of
37 Kamas City to sign the Joint Defense Agreement that they have been
38 presented.

39 Councilor Larry Gines seconded the motion.

40 Mayor McCormick asked for a roll call vote:

41 Councilor Gines voted “yes”

42 Councilor Bateman voted “yes”

43 Councilor Staples voted “yes”

44 Councilor Darcey voted “yes”

45 Councilor Blazzard voted “yes”

46 The vote was unanimous. Motion passed

1 **ADJOURN**

2
3 **MOTION:** Councilor Larry Gines moved to adjourn at 8:02 p.m.
4 Councilor Leslie Staples seconded the motion.
5 The vote was unanimous. Councilors Larry Gines, Jessica Bateman, Leslie
6 Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.
7
8

9 *The content of the minutes is not intended, nor are they submitted, as a verbatim*
10 *transcription of the meeting. These minutes are a brief overview of what occurred at*
11 *the meeting.*
12

13 Approved on the 23rd day of September 2025.
14
15

16
17 _____
18 Matt McCormick
 Mayor

Kim Peacock
City Recorder