

MOAB CITY COUNCIL MINUTES
REGULAR MEETING
August 26, 2025

Regular Meeting Attendance and Call to Order:

Moab City Council held its Regular Meeting on the above date in Council Chambers. Archived audio is at www.utah.gov/pmn and video is at [www.youtube.com/watch?v= So9kJjy3q0](https://www.youtube.com/watch?v=So9kJjy3q0). Mayor Joette Langianese called the meeting to order at 6:01 p.m. Beth Wright led the Pledge of Allegiance. Councilmembers Kaitlin Myers, Jason Taylor, Colin Topper and Tawny Knuteson-Boyd attended. Also in attendance were City Manager Michael Black, Recorder Sommar Johnson, Strategic Initiatives and Sustainability Director Alexi Lamm, Police Chief Lex Bell, Community Development Director Cory Shurtleff, Associate Planner Johanna Blanco, Attorney Nathan Bracken and seven members of the public.

Public Comments:

Charlotte Mates spoke about rental housing rates for Walnut Lane residents going from \$400 to \$2500 per month. She stated she wants to resurrect a proposed meeting to find out the needs of the Walnut Lane residents. She suggested buyouts and the need to make peace with the residents.

Theresa King announced that 33 years ago, Moab hosted its first car show and first arts festival, and KZMU was founded. She also said that 33 years ago the Moab Music Festival began. She said there would be a reception and concert the following evening to celebrate the Music Festival.

Department Update: Police Chief Bell briefed Council on preparations for flash flooding.

Consent Agenda—Approved

Councilmember Topper moved to approve the consent agenda, as follows: Suicide Prevention and Awareness Month Proclamation, Recovery Day Proclamation, approval of minutes of the July 22, 2025, Regular Meeting, and approval of bills against the City of Moab in the amount of \$2,654,731.72. Councilmember Knuteson-Boyd seconded the motion. The motion passed 4-0 with Councilmembers Taylor, Knuteson-Boyd, Topper and Myers voting aye.

General Business:

Quarterly Financial Update: City Manager Black presented updated revenue numbers and said the audit was to be completed recording transfers between funds for the closeout of the fiscal year. He said that revenues were up, and expenditures were down. He highlighted departments that underspent budgeted amounts. Councilmember Topper asked about differences compare to the prior year, and Black speculated that transfers between funds had not been made, specifically regarding the Recreation, Arts and Parks (RAP) tax, and retirement and paid time off transactions had not been reflected. Councilmember Taylor asked about the property tax revenues for capital projects, and Black stated those funds roll over from year to year. Councilmember Myers brought up the overspending on streetlights, and it was explained the dark sky compliance project was funded as a capital project, and operations costs were separated. Myers also mentioned the public works building roof repairs, which were paid via insurance claims, and she noted recreation fee revenues were up. Discussion ensued regarding salary line items that were over budget. Black stated care would be taken to ensure only employees required to work on holidays would be paid holiday rates.

Agreement to Convert Rocky Mountain Power-Owned Streetlights to LED—Approved

Presentation and Discussion: Strategic Initiatives and Sustainability Director Lamm presented options for previously budgeted streetlight conversions to LED fixtures. She presented options for light quality and said the return on investment (ROI) for clear lenses would be 3.14 years, and for frosted “comfort” lenses, the ROI would be 3.19 years. She also mentioned there was an audit of streetlights throughout town, and some of the fixtures do not have a responsible party maintaining them. Discussion ensued regarding City adoption of fixtures, if needed. Lamm proposed installing fixtures without light

trespass shields, with a plan to install all requested shields as one work order. Mayor Langianese suggested utilizing comfort lenses in the neighborhoods, and Councilmember Taylor stated that, for the \$1,500 difference in price, he recommended the frosted lenses program-wide.

Motion and Vote: Councilmember Taylor moved to approve the street lighting agreement with Rocky Mountain Power for LED conversion in the amount of \$90,578.50 with frosted comfort lenses and authorize the Mayor to sign it. Councilmember Topper seconded the motion. The motion passed 4-0 with Councilmembers Taylor, Knuteson-Boyd, Topper and Myers voting aye.

Electric Vehicle (EV) Readiness Code Amendment—Approved

Presentation and Discussion: Strategic Initiatives and Sustainability Director Lamm and Associate Planner Blanco presented a proposed code amendment to require new multi-household residential developments to provide conduit in preparation for EV charging stations. Lamm stated the Planning Commission voted to recommend the code amendment. She also said that 80 percent of EV charging happens at home, and it is most cost effective for developers to install the infrastructure for EV at the time of construction. Councilmember Topper lamented that there was no EV charging infrastructure in the shared parking area for his single household neighborhood. He also mentioned his aspiration to attain a graywater ordinance. Community Development Director Shurtleff suggested single-household neighborhoods with shared parking could address the EV charging topic at the Planned Unit Development (PUD) level. Shurtleff added it was not part of the proposed ordinance. Councilmember Myers advocated for EV-installed infrastructure at the time of Certificate of Occupancy. Shurtleff explained that Community Development staff had reached out to developers, architects and electricians and found no opposition to the proposed code. Mayor Langianese suggested consideration of the proposed code amendment followed by direction to the Planning Commission to expand the ordinance. Councilmember Taylor asked about ownership versus multi-household rental housing, and Shurtleff pointed out that it is common for apartment developers to convert to condominiums for sale before construction is completed. He also said condominium owners have ample opportunity to install EV chargers without legislation. Councilmember Myers suggested the EV ordinance could tie into commercial and parking code amendments.

Motions and Vote: Councilmember Myers moved to send the proposed electric vehicle (EV) readiness code amendment back to the Planning Commission to incentivize installation of EV charging stations. The motion lacked a second and expired. Councilmember Topper moved to approve Moab City **Ordinance 2025-13**, an ordinance amending the text of the Moab Municipal Code (MMC), to include additional regulations required for electric vehicle readiness of multi-household developments. Councilmember Taylor seconded the motion. Councilmember Myers stated she desired changes to the code amendment. The motion passed 3-1 aye with Councilmembers Taylor, Knuteson-Boyd and Topper voting aye and Myers voting nay.

Cermak Zoning Map Amendment—Approved

Presentation and Discussion: Associate Planner Blanco stated the motion would cure procedural deficiencies that overlooked the zoning map amendment at the time of the approved annexation.

Motion and Vote: Councilmember Knuteson-Boyd moved to adopt Moab City **Ordinance 2025-14**, to amend the zoning map for the parcel located at approximately 610 Cermak, Moab, UT 84532 (parcel #01-0036-0040) adjusting the current boundary and zones from R-3 Multi-Household Residential and RA-1 Residential-Agricultural, to C-3 Central Commercial Zone and RA-1 Residential-Agricultural. Councilmember Myers seconded the motion. The motion passed unanimously.

City Manager Updates: City Manager Black commented on staff accomplishments regarding community development and strategic initiatives. He noted the pilot bulb outs on Main Street were installed and speculated that they might not be popular with everyone. Educational signage was discussed as an immediate need to explain the program. Black said the pilot period would last about three months. He said if it were successful, the Utah Department of Transportation (UDOT) would make permanent installations at two intersections by spring. Councilmember Topper reiterated the need for public education. Black briefed Council on the timeline for paving 100 East. He said he was hopeful that

paving would be completed by the second week of September. He also noted that pool hours were changing now that school is back in session. Black concluded by stating that after the last sidewalk reconstruction project had no bidders, a revised project was open to bidders until Thursday.

Mayor and Council Reports:

Councilmember Taylor reported he attended the local housing forum and praised the work of Councilmember Myers and Community Development Director Shurtleff. He said he attended meetings of the airport board, the travel council and the Chamber of Commerce, where the upcoming Winterfest was discussed. He said he met with Senator Mike Lee’s staff, and he attended a meeting with the Emergency Medical Services board to discuss the wording of Proposition 13. He also reported he attended a Chamber social. Mayor Langianese added that the City had recently joined the Chamber.

Councilmember Knuteson-Boyd reported she attended a meeting of the Canyonlands Health Care Special Service District to discuss the wording of Proposition 13. She said there were new board openings there. She said she met with a staff benefits survey group.

Councilmember Topper said he attended the housing forum, and he extended kudos to Myers and Shurtleff. He said he attended a meeting of TrailMix, and he highlighted the Mud Springs trail area as a national draw. He said he attended the Utah bike summit, a meeting of the solid waste authority, as well as an employee appreciation event for the solid waste crew. He said he attended a meeting regarding the non-motorized travel plan and said 440 survey responses had been received. He said an open house was forthcoming.

Councilmember Myers reported she attended Pioneer Day events and praised the housing forum panel with Community Development Director Shurtleff. She said she attended the community renewable energy group meeting, the housing task force meeting, a free concert, and a housing advisory group meeting. She said the recent local housing survey received 335 responses. She said she attended the local homeless council meeting on behalf of Councilmember Wojciechowski and brought up a potential City match to the County’s recent \$10,000 contribution to homeless council programs. Myers said she attended a meeting of the Colorado Association of Ski Towns, where short-term rental housing was discussed. She concluded by mentioning she attended a state housing task force meeting.

Mayor Langianese reported she attended a meeting of the healthcare special service district to discuss the ballot language, and said she attended the Chamber events, the staff benefits task force meeting, and met with the City’s lobbyists. She mentioned work ahead on the appropriations bill and expressed concern regarding a potential federal government shutdown and the possibility of state support to keep the area’s national parks open. She concluded by sending well wishes to Luke Wojciechowski and Kya Marienfeld.

Executive Session:

Motions and Votes: Councilmember Taylor moved to enter an executive closed session to discuss reasonably imminent and/or pending litigation. Councilmember Topper seconded the motion. The motion passed unanimously. Mayor Langianese convened the executive session at 8:24 p.m.

Councilmember Knuteson-Boyd moved to end the executive session. Councilmember Topper seconded the motion. The motion passed unanimously. Mayor Langianese ended the closed session at 8:32 p.m.

Adjournment:

Councilmember Myers moved to adjourn the meeting. Councilmember Taylor seconded the motion. The motion passed unanimously. The Mayor adjourned the meeting at 8:33 p.m.

APPROVED: _____
Joette Langianese, Mayor

ATTEST: _____
Sommar Johnson, City Recorder