



# *Sunset City Corporation*

200 West 1300 North • Sunset City, Utah 84015 • 801-825-1628

Mayor:  
Scott Wiggill  
Council:  
Nancy Smalling  
Nakisha Rigley  
Hope Thompson  
Ricky Carlson  
Sam Bartling

## **CITY COUNCIL AGENDA REGULAR MEETING**

PUBLIC NOTICE IS HEREBY GIVEN that the Sunset City Council will hold a regular meeting at 6:30 p.m. on Tuesday, October 7, 2025 at the Sunset City Office Building, 200 West 1300 North, Sunset, Utah. Any information or items for the Council's consideration must be furnished at least ten (10) working days prior to the scheduled meeting to give the needed time to study the request. Agenda shall be as follows:

### REGULAR SESSION

- A. CALL TO ORDER & WELCOME
- B. INVOCATION OR INSPIRATIONAL THOUGHT AND PLEDGE OF ALLEGIANCE by Council Member Bartling
- C. APPROVAL OF VOUCHERS – \$13,240.00 to Workhorse Excavation for the Final Payment on the Sprinkler Vault Removal, \$195,983.29 to UDOT for the Betterment Agreement for the 1800 North Interchange and Young Auto in the amount of \$42,203 for 2026 Dodge Durango Police Vehicle.
- D. APPROVAL OF MINUTES – September 2, 2025 and Closed Session September 2, 2025
- E. PUBLIC COMMENTS

### AGENDA ITEMS

1. Recognize Sergeant Brendan Davis for 5 Years of Service
2. Discuss and Approve Plat for Ascend Development
3. Discussion with Ascend Development on their Proposed Development Agreement, Approve if Changes are Permitted
4. Discuss and Approve Stormwater Pollution Prevention Maintenance Plan for Ascend Development
5. Discuss and Approve Recommendation from Planning Commission to Allow Sunset Mixed-Use (1300 N) to Adjust Units per Plans Dated 9-8-25
6. Discuss and Approve Sunset Mixed-Use (1300 N) Long-Term Stormwater Management Agreement
7. Discuss and Approve Sunset Mixed-Use (1300 N) Boundary Adjustment Agreement
8. Discuss and Award Request for Proposals for Banking Services
9. Consider Resolution 2025-17 Adopting 4(II) 5.1 Flextime to Section 4 (II) Employee Conduct, Rules, Discipline and Grievance to the Personnel Policies and Procedures
10. Mayor, Council and Department Head Reports
11. Adjourn Regular Session and move into Work Session

### WORK SESSION

1. Discuss Request for Proposals for Attorney Services
2. Adjourn

Possible closed meeting for reasons allowed by Utah State Code 52-4-205.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Sunset City Offices, (801) 825-1628, at least three (3) working days prior to this meeting. Anchor location for electronic meetings by telephone device is 200 W 1300 N, Sunset UT 84015. With the adoption of Ordinance 1-6-3, the Council may participate per Electronic Meeting Rules. Please make arrangements in advance. Posted and e-mailed to local newspaper – October 3, 2025.

Nicole Supp, Recorder

SUNSET CITY CORPORATION

VOUCHER APPROVAL FOR INVOICES OVER \$15,000.00

Date: September 2, 2025 – October 7, 2025

DATE	VENDOR	DESCRIPTION	DEPARTMENT	AMOUNT
08/25/25	Workhorse Excavation	Final payment on Sprinkler Vault	Public Works	\$13,240.00
9/10/25	UDOT/Comptroller	1-15, 1800 North Interchange	Public Works	\$195,983.29
9/17/25	Young Auto	2026 Dodge Durango	Police	\$42,203.00
				<hr/>
			Total	\$251,426.29



Mayor

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Council Members

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City Recorder

\_\_\_\_\_

City Treasurer

\_\_\_\_\_

Date

\_\_\_\_\_



CIVIL ENGINEERING CONSULTANTS, PLLC.

5141 South 1500 West  
Riverdale City, Utah 84405  
801-866-0550

25 August 2025

Sunset City  
200 West 1300 North  
Sunset, UT 84015

Attn: Jason Monroe  
Proj: **Existing Sprinkler Vault Removal at Central Park**  
Subj: Final Pay Request and Summary

Dear Jason,

Enclosed are the Final Payment Request and Payment Summary, for the above referenced project.

Upon review and approval of these documents, please have all three (3) copies of the Payment Summary signed.

Retain one (1) copy of each for your files and return two (2) originals to our office.

We would recommend payment to Workhorse Excavation and Construction Inc. in the amount of \$13,240.00 for the total and final work completed. *Removal*

Should you have any questions in regards to any of the above items, feel free to contact me.

Sincerely,

**CEC, Civil Engineering Consultants, PLLC.**

R. Todd Freeman, S.E., P.E.  
*City Engineer*

Enclosures



State of Utah

SPENCER J. COX  
Governor

DEIDRE M. HENDERSON  
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.  
Executive Director

LISA J. WILSON, P.E.  
Deputy Director of Engineering and Operations

BENJAMIN G. HUOT, P.E.  
Deputy Director of Planning and Investment

September 10, 2025

**Notice of Payment Due**

<b>SUNSET CITY</b> Jason Monroe 200 W 1300 N Clearfield, UT 84015	<b>Cost Allocation Reimbursement Request</b>  <b>Supplemental Agreement Number</b>  Utility Work Package Sunset City Utility Relocation and Betterment Agreement + Amendment 1
<b>PROJECT</b> S-I15-8(157)336 1-15; 1800 North Interchange <b>PIN Number</b> 15682 <b>FINET Number</b> 72701 <b>T Number</b> 36T <b>Invoice Number</b> RE 266*019	
<b>Company Cost Share Balance Due</b> \$195,983.29 <b>Date Due</b> October 10, 2025	<b>Agreement Finance Number</b> 258430 + Mod1 <b>Date of Amendment Execution</b> June 24, 2025

The invoice cost is detailed in the referenced agreement amendment.

Make payment to:

UDOT/COMPTROLLER, 4501 South 2700 West, Box 141510, Salt Lake City 84114-1510

**Include Agreement Account Number 72701 – 36T, Invoice Number RE 266\*019, and Supplemental Agreement Number 258430 + mod1 with your remittance.**

For billing questions contact Trisha Tucker at (435) 881-8751.

UDOT Project Manager Signature:

*Paul Egbert*

Date:

Sep 5, 2025

**Young Chrysler Jeep Dodge Ram of Layton**  
1234 Main Street  
Layton, UT 84041  
Phone (801) 544-5800



Invoice: 19S3243  
Date 9/16/2025

Description	Price	Quantity	Total
PO# VIN# 1C4RDJFG1TC156217 Stock# 19S3243 Year/Make 2026 DODGE Model DURANGO Color WHITE KNUCKLE Body PURSUIT AWD SUV	\$ 42,203.00	1	\$ 42,203.00
*Terms- Net 14 Days, Late payment Charge 15% APR	TOTAL		\$ 42,203.00

Sunset City Corporation  
City Council Minutes  
September 2, 2025  
Page 1 of 10

Minutes of a regular meeting held September 2, 2025 at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Mayor Wiggill presiding.

**REGULAR SESSION**

**Mayor and Council Present:**

Scott Wiggill	Mayor
Sam Bartling	Council Member
Ricky Carlson	Council Member
Nakisha Rigley	Council Member
Nancy Smalling	Council Member
Hope Thompson	Council Member

**City Employees Present:**

Recorder Supp	Recorder
Brett Jamison	Police Chief
Bruce Arbogast	Police Lieutenant
Brendan Davis	Police Sergeant
Sydney Davis	Code Enforcement Officer

**Others Present:**

Robert F. Smalling	Sunset
Katherine Hunter	Sunset
Cornel Thomas	Sunset
Tom Ewell	Sunset
Brenda Ewell	Sunset
David Pugh	Sunset
Nicolle Pugh	Sunset

**Excused:**

Jason Monroe	Public Works Director
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The regular session was called to order at 6:31 p.m. by Mayor Wiggill.

Council Member Thompson gave a prayer/inspirational thought and led the Pledge of Allegiance.

**APPROVAL OF MINUTES:** Council Member Rigley made a motion to approve the meeting minutes from August 19, 2025 as presented and August 26, 2025 as presented and Council Member Thompson seconded the motion. The motion passed unanimously with Council Members Bartling, Carlson, Rigley, Smalling and Thompson voting yes.

**Public Comments:** David & Nicolle Pugh – 1691 N Main Street, Suite 4, David Pugh thanked the Council for their time and explained that he and his family had been experiencing problems in their neighborhood over the last couple of years. They lived directly below the Rusty Petals business on Main Street, and their neighbors to the north had allegedly engaged in activities that disrupted the family's safety. Visitors had been coming and going throughout the night, creating a nuisance and disturbance. The family had contacted the Sunset Police Department multiple



times, and while the department was aware of the situation, its ability to respond was limited until a crime was confirmed. Mr. Pugh expressed fear for his family's safety due to unsavory characters frequently passing through the area.

Nicole Pugh added that individuals often arrived for just a few minutes, appeared to receive something, and left. Some stayed parked in their cars for extended periods outside the home, and on more than one occasion, people had passed out on the stairs.

Mr. Pugh said that people had even knocked on their door asking for someone or something the family did not want to be involved with. He recalled that just the previous week, someone had been sleeping on the stairs, which was disturbing when trying to take the dogs outside.

Mrs. Pugh continued that these issues occurred both day and night. She said her spouse escorted her to her car every morning because people were frequently outside at four in the morning, when she left for work, and throughout the day while they worked from home.

Brenda Ewell – 183 W 2525 N, Brenda Ewell addressed the Council, she noted that while the matter had been discussed on Facebook, she wanted to go on record. She was concerned that the pedestrian crossing button at the corner of 2400 North and 250 West was not functioning properly. While it worked when activated from the south side going north, it did not function when her children attempted to cross to school. She acknowledged that she had been notified the part was on back order but emphasized that it was a safety issue that needed timely resolution. She shared that she had both elementary and junior high school students who used the crossing. Mayor Wiggill assured Mrs. Ewell that he would continue to follow up with Director Monroe and thanked her for bringing the matter forward.

### **Regular Meeting**

1. **Recognize Police Lieutenant Bruce Arbogast for 30 Years of Service:** Mayor Wiggill expressed pride and honor in having Lieutenant Arbogast as part of the police force and invited Chief Jameson to speak.

Chief Jameson presented a certificate recognizing 30 years of dedicated service with the Sunset Police Department and expressed appreciation for all of Lieutenant Arbogast's contributions. Council Members and staff expressed their thanks, and photos were taken to commemorate the occasion.

2. **Mayor, Council and Department Head Reports:** Council Member Carlson reported that during the last month, the City experienced one building fire, one grass fire, and 43 calls overall. The new ambulance had already been utilized 28 times out of those calls, showing how busy the department had been.

Council Member Thompson said there was not much to report other than distributing the playground project proposals to the Council in paper format. The proposals included required landscaping, upkeep, and signage details. Council Member Thompson invited Council Members to suggest changes so the proposal could be finalized and submitted by Friday. Council Member Thompson also shared excitement for the upcoming community

cleanup, with support from Lowe's and Walmart providing tools, gloves, water, and snacks. Home Depot had declined to participate. Council Member Thompson reported that 26 cleanup requests had been received, most requiring one or two volunteers, while a few were larger projects. Council Member Thompson hoped for a good turnout and encouraged Council Members to help spread the word. Council Member Thompson also shared experiences from the Citizens Police Academy, which recently included a presentation by the Davis County District Attorney and a mock trial. The next session would involve the Vitra reality simulator used for police training.

Council Member Smalling raised a recent concern she had observed young people riding motorized bikes on the skate ramp at North Park, which was unsafe and not intended for such use. She suggested the City review or create policies to address motorized scooters and bikes, citing increased injuries reported by medical professionals. Council Member Smalling then explained that the public comment portion of the meeting was intended as residents' time to bring concerns to the Council, with responses addressed later after information was gathered. She also announced plans to work with the Cold War Medal group to host a medal pinning ceremony in Sunset for eligible residents, ideally by Veterans Day.

Council Member Rigley reported progress on the upcoming Mental Health Awareness Craft Fair scheduled for Saturday, September 13th. The event had approximately 55 vendors, including eight food trucks, nonprofits, and therapy animal groups. The therapy dogs would be present throughout the day, and a local DJ and live bands would provide entertainment. Free inflatables, arts and crafts tables, and wellness activities would also be available. Council Member Rigley encouraged everyone to help promote the event on Facebook. She also attended a meeting of the Wasatch Integrated Waste Management District, where discussions included Layton City's possible withdrawal from the district. The new executive director, Preston, was working toward a better relationship with Layton's City manager, which might resolve tensions. Farmington City was beginning curbside green waste collection, and recycling participation data would be available soon. She planned to attend a board meeting the following day for further updates.

Mayor Wiggill encouraged everyone to share the Mental Health Awareness Craft Fair event information on social media to maximize community participation.

Council Member Bartling thanked the North Davis Fire District for covering calls in Tremonton and Garland so those departments could attend services for the recent fallen officers. Council Member Bartling was still waiting for a response from Clinton City regarding possible cooperation on a CERT program. He also shared information about an upcoming event called Illumination, focused on youth mental health wellness, scheduled for that Saturday at Founders Park in Syracuse from 4:00 p.m. until after fireworks.

Chief Jamison reported that over the weekend there had been a high-speed chase in the City. The driver had been a 17-year-old who was intoxicated. Officers had been able to deploy spike strips, which forced the vehicle to stop. The driver had a 14-year-old passenger in the vehicle who ran away. The driver had hit one of the City's Police cars



and it had sustained some damage and was taken to Sunset Auto Body for repair. In addition, there had been a couple of DUI arrests over the Labor Day weekend.

Chief Jamison also announced that the new Police Secretary had officially started, Tiffany Palen. On her first day, she had been required to attend a training conference in St. George, which was an inconvenience, but the class was only held once a year and necessary for her position.

Mayor Wiggill thanked Chief Jamison and expressed appreciation for the sacrifices made by members of the police department each day. Mayor Wiggill then invited Recorder Supp, to share information.

Recorder Supp reminded everyone about the upcoming Politics in the Park event at Veterans Park in Clinton, located at 1705 North 1000 West. The event was scheduled for September 4, from 6:30 to 8:00 p.m., and would feature general election candidates from Clinton, Sunset, and West Point. Recorder Supp encouraged residents to attend to learn more about their candidates. Council Member Carlson clarified that this event was for the four cities of District 13.

Mayor Wiggill confirmed the date and time and encouraged Sunset residents to attend. Mayor Wiggill then spoke about the funerals for fallen officers, noting that members of Sunset's Police department had participated in the motorcade and that North Davis Fire District had represented on the Antelope overpass. Mayor Wiggill said it had been an honor for our City to participate and that the outpouring of community support had been both moving and appreciated.

Mayor Wiggill also provided updates on upcoming construction. For those living near 1800 North, pile driving for the viaduct over the railroad tracks was about to begin. Mayor Wiggill noted that this would cause noise and disruption, but there was nothing the City could do to change it. Mayor Wiggill added that the first post would be installed near his own driveway, so he would experience the impact directly as well.

Mayor Wiggill shared that in addition to the new Police Secretary, two new Public Works employees would be starting soon. The City was excited to bring staffing back up to appropriate levels to provide better protection and improvements for residents. Introductions for the new hires would be shared in the coming weeks on the City's website or through the "On the Go" app. Residents who had not yet signed up for the app were encouraged to do so.

Mayor Wiggill reminded residents about the upcoming Fireside Chat scheduled for September 9th, from 5:00 to 7:00 p.m. in the Sunset Room. This informal event provided residents with an opportunity to share ideas, concerns, or compliments directly with Mayor Wiggill. At the first Fireside Chat, ten citizens had attended, which exceeded expectations, and Mayor Wiggill hoped to see another strong turnout.

Council Member Carlson made a motion to adjourn the Regular Session, take a short break and then move into a Work Session and Council Member Smalling seconded the motion. The motion passed unanimously with Council Members Bartling, Carlson, Rigley, Smalling and Thompson voting yes.

### **Work Session**

1. **Discuss Flextime:** Mayor Wiggill explained that the City had experimented with summer office hours, which had been well received. Recorder Supp had prepared a draft policy for the Council to review to approve a flextime schedule.

Recorder Supp explained that the policy would allow the summer hours schedule to continue while also creating a flex time option. Employees would be allowed up to four hours per week to flex their schedules. For example, if someone needed to take a lunch break, they could stay late another day or make up the time on Friday before the office closed at noon. This would prevent employees from using only vacation time for recurring obligations, such as medical appointments, while also ensuring that the City did not accumulate excessive liability for makeup hours with the cap being at 4 hours per work week.

Recorder Supp noted that public feedback to the summer hours had been positive. No one had expressed frustration; most residents simply had not realized the office was closed. Employees had responded well to the adjusted schedule, and productivity seemed to have improved, as staff worked more efficiently in order to finish before noon on Fridays.

Mayor Wiggill clarified that flex time would apply only to administrative staff. The Police department and Public Works already operated on their own schedules. Chief Jamison confirmed that his department's secretary position had always worked until noon on Fridays, and the new hire would continue to do so regardless of the administrative office schedule.

Council Member Bartling asked if there was an expiration date for summer hours. Recorder Supp explained that the trial for summer hours had ended the previous week, and the office had temporarily returned to regular hours of nine to five. The proposed policy would reinstate summer hours on a permanent basis, subject to Council approval.

Council Member Thompson asked about lunch breaks, and whether employees could eat at their desks. Recorder Supp responded that staff often ate at their desks. Council Member Smalling shared that she ate lunch at her desk as well, so she understood that perspective.

Mayor Wiggill asked if there were any other questions on flex time, no other comments were made.

2. **Discuss Parking Options at Rachael Runyan Park:** Mayor Wiggill noted that at the previous meeting the Council had been informed about a conflict between the Church of

Jesus Christ of Latter-day Saints and the Mental Health Awareness Craft Fair, and asked Council Member Rigley for an update.

Council Member Rigley explained that she had spoken with Council Member Bartling on the phone, and he had spoken with Director Monroe about the matter. The decision was made to quarter off part of the parking lot for the Mental Health Fair so the event could move forward as planned. Council Member Rigley added that in the future, the City would work around the church's dates.

Mayor Wiggill responded that this was a good solution. Mayor Wiggill recalled that Council Member Bartling had previously mentioned the church's dates and asked if he had been able to get a list of all the dates, or at least those for the rest of the year, to share with the Recorder Supp. Council Member Bartling replied yes.

Mayor Wiggill expressed appreciation that the conflict had been addressed in advance and asked if there were any further concerns.

Council Member Thompson asked a question. She recalled that earlier in the year, around March or April, someone—possibly Council Member Bartling or Carlson—was supposed to speak with the church to ensure there were no conflicts. Council Member Thompson remembered the report coming back that everything was clear.

Council Member Bartling clarified that the earlier discussion had been about Fun Days.

Council Member Thompson said her notes indicated that both Fun Days and the Mental Health Fair had been discussed at that time, since those were two major events. She wanted clarification on what had changed since then.

Council Member Carlson noted that most of the time it was not an issue since the City and church had shared the parking lot for decades without many conflicts. Council Member Carlson explained that most of the dates provided by Council Member Bartling were baptism dates, which typically only used the west parking lot.

Council Member Rigley shared that her only concern had been the way the email came across from the dates for the church she had felt as if the church was asking the City not to hold events at the park on those dates. She emphasized that it was the City's park and they should be able to hold events if they want.

Council Member Thompson asked if the church was aware of the plan to quarter off part of the lot and if the church was comfortable with that arrangement for the Mental Health Fair.

Council Member Bartling confirmed that the church had agreed to the arrangement for the Mental Health Fair.

Council Member Smalling then asked about future events, questioning whether the church would continue to work with the City on similar arrangements.

Council Member Bartling stated that this would require better communication between the City and the church. The church was working on designating a representative who would handle coordination with the City, though no name had yet been provided.

Mayor Wiggill asked if there were any other questions or concerns about Rachel Runyon Park. Hearing none, Mayor Wiggill moved the discussion to liens and abatement.

3. **Discuss Liens/Abatements:** Recorder Supp explained that Council Member Rigley had researched the matter and provided examples, including one from Eagle Mountain, Utah, which was included in the packet. Eagle Mountain had a strong policy, and Clearfield City also had a good policy. Recorder Supp had reviewed Clearfield's policy and spoken with their code enforcement officer, as well as the county to learn more about liens/abatements.

Recorder Supp noted that the City would need to amend its ordinance to implement a similar policy, including adjusting its fee structure. It cost \$40 at the county to release a lien. While placing a lien was free, releasing it incurred the fee. Clearfield City charged \$700 to release a lien, along with a \$150 inspection fee. Their process included multiple notices, such as a 14-day notice and the opportunity to call for an extension. An inspection was then conducted by the code enforcement officer to confirm compliance before releasing the lien.

Clearfield City had also shared examples of their judgment forms to show what notices looked like. Recorder Supp reported that the City attorney's opinion, included in the packet, was supportive of the idea, noting that such a policy could benefit the community and help deter repeat violations.

Council Member Rigley thanked Recorder Supp for the research. She said she had asked about it because of the increasing issue with repeat offenders who continued to ignore tickets. Council Member Rigley expressed interest in how other cities handled such problems and shared that she had recently learned about the "broken window theory," which suggested that neglect could lead to more crime. Council Member Rigley said she did not want this policy to create financial hardship but believed it could be effective for repeat offenders, especially since residents would have opportunities to communicate their circumstances and respond to notices.

Council Member Smalling stated that the policy would essentially give enforcement staff, including police or code enforcement officers, more authority.

Council Member Rigley agreed, saying it would finally give the City "teeth," since current small fines had little effect.

Mayor Wiggill explained that one example was a property near the tracks on 2300 N where ownership had been difficult to determine despite diligent work by the Police Chief. Mayor Wiggill suggested that a lien program would allow the City to clean up properties and ensure costs were passed along to owners.

Council Member Rigley added that liens were only one option. Another option was for the City to hire a third-party lawn service to handle repeat violations and then bill the property owner.

Chief Jamison cautioned that when the City had done such work in the past, property owners sometimes sued, claiming the City had damaged their property. Even when work was done properly, owners accused the City of causing harm.

Council Member Rigley acknowledged this, noting that liens avoided that particular risk.

Chief Jamison confirmed, saying property owners often claimed damage even if the City had not caused it.

Council Member Thompson commented that she was personally one of those homeowners. She admitted she did not know what all the listed noxious weeds looked like and might unknowingly have many of them. Council Member Thompson raised concerns that residents in low-income situations might not be able to pay a \$700 lien, and that such measures might not actually resolve the issue.

Chief Jamison agreed, noting that liens did not force immediate compliance and often left the property unresolved until it was eventually sold.

Council Member Rigley emphasized that community cleanups were also valuable but not a complete solution. She explained she was simply trying to explore options after hearing concerns about persistent violations.

Council Member Thompson pointed out that Sunset City was not as wealthy as some other cities, like Eagle Mountain, and suggested the community's situation was different.

Mayor Wiggill observed that the approach resembled that of a homeowners' association, since the City was essentially requiring residents to keep up their properties and issuing citations for failure to do so. Council Member Thompson agreed, saying it was "sort of like an HOA without a contract." Council Member Rigley added that Sunset was not exactly like an HOA but did expect residents to maintain their properties.

Council Member Thompson asked if the City code specifically designated noxious weeds. Chief Jamison replied that weeds were prohibited in general but not listed individually. Council Member Thompson clarified that they were asking about having a specific list, like the examples provided in the research. Council Member Rigley noted that Sunset did not have a list but suggested it might not be necessary. She was more concerned about obvious overgrowth and properties that looked neglected. Chief Jamison stated that he believed the idea was strong, particularly for problematic properties.

Chief Jamison said the property in question would be bought soon and explained that nobody would let a \$400,000 piece of property sit idle over a \$700 issue. He described it



as a phenomenal idea because the matter would eventually be resolved when ownership changed.

Council Member Rigley said they were not sure if this was something that should be handled on a case-by-case basis. Council Member Rigley added that commercial properties might be considered separately.

Mayor Wiggill explained that the previous week he had contacted the Chief after driving down Main Street and being unhappy with its appearance. Mayor Wiggill said one of the officers then reached out to every business that did not look well-maintained and told them to make improvements. When Mayor Wiggill drove down Main Street again, he noticed that more than three-quarters of the businesses had cleaned up their properties by pulling weeds and tidying their lots. A few had not, but the majority had responded. Mayor Wiggill thanked the businesses for being good neighbors and expressed appreciation to the officers for contacting them.

Council Member Rigley commented that it was hard not to let weeds grow. Council Member Rigley also pointed out that some weeds were beneficial and should not all be banned.

Mayor Wiggill said they understood, but reminded everyone that while conserving water was important, residents still needed to mow their weeds and maintain their yards. Mayor Wiggill described how, during a heavy rainstorm the previous week, weeds growing in gutters blocked water flow and caused a neighbor's garage to flood. Mayor Wiggill and their spouse spent five hours helping to remove water from that garage. Mayor Wiggill said the same tools used to cut weeds in yards could be used to cut weeds from curbs. He said he wanted to find a solution, and liens might be one way to finally get residents' attention since warnings and citations had not worked.

Council Member Smalling observed that posting reminders about weeds in gutters had been helpful in their neighborhood because it made people more aware. Council Member Rigley said it was good to see residents responding. Council Member Smalling agreed, saying people had liked the reminder and found it beneficial because it was not something they always thought about. Council Member Thompson noted that people often did not think about it until flooding or damage happened.

Council Member Thompson then asked about including a section on graffiti in the City code. Council Member Rigley responded that the draft examples did not have to be matched word for word and were simply outlines of possible approaches. Council Member Thompson asked if graffiti should be specifically addressed, noting that one person's graffiti might be considered art by another. Council Member Rigley agreed and said definitions could vary. Council Member Thompson added that murals painted by property owners could be viewed differently, and some people might dislike them even if they were intentional artwork. Chief Jamison explained that if graffiti was recorded, property owners had 24 hours to remove it. He added that Sunset had not had significant problems with graffiti so far. Council Member Thompson said that some murals could



still be controversial, depending on interpretation, even if they were painted on private property. Council Member Rigley said that if it was on personal property, they considered it different and would not classify it as graffiti. Council Member Thompson pointed out that the example language described graffiti as diminishing the reasonable appearance or value of property, which they thought was highly subjective. Council Member Rigley agreed, saying that was based on opinion. Council Member Thompson gave an example of a house in Sunset that had unusual art and sculptures made from metal. She said she personally loved the creativity, but many residents had disliked it. Council Member Rigley agreed, describing it as an exceptional and unusual case, but said most situations would not be like that. Council Member Thompson said she had weeds and an old car on her property, but no graffiti.

Council Member Smalling said the information provided that night was meant as a jumping-off point to gather ideas and brainstorm, possibly looking at policies from other communities. Council Member Rigley noted that some cities even had policies addressing yard conditions. Council Member Smalling said murals were another example, as some cities had embraced mural art. She repeated that the examples were just starting points to inspire brainstorming. Council Member Thompson said she thought it was a great idea overall but emphasized the need to tailor it to Sunset residents.

Council Member Rigley agreed, saying they did not want to forget that residents often had valid reasons for the conditions of their properties. She added that sometimes people simply needed help, and in those cases, the City should consider ways to address it constructively.

Mayor Wiggill said the Council should review the examples, brainstorm further, and see if there were ways to strengthen enforcement tools for the Police Department. Mayor Wiggill then asked if there were any other questions or comments on the work session.

Mayor Wiggill explained that the Council could go into closed session for any reasons allowed under Utah State Code 52-4-205. Mayor Wiggill thanked everyone for attending and reminded them to sign the roll.

Council Member Rigley made a motion to adjourn and move into a closed session and Council Member Thompson seconded the motion. The motion passed unanimously with Council Members Bartling, Carlson, Rigley, Smalling and Thompson voting yes.

The Regular meeting adjourned at 7:32 p.m.

Approved – October 7, 2025

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Scott Wiggill, Mayor

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Nicole Supp, Recorder

Minutes of a Closed Session held September 2, 2025 at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Mayor Wiggill presiding.

**Present:** Mayor Wiggill, Council Member Bartling, Council Member Carlson, Council Member Rigley, Council Member Smalling, Council Member Thompson and Recorder Supp.

**7:32 p.m. CLOSED SESSION**

In accordance with Utah State Code 52-4-205(1) to discuss:

- (a) except as provided in Subsection (3), discussion of the character, professional competence, or physical or mental health of an individual;
- (b) strategy sessions to discuss collective bargaining;
- (c) strategy sessions to discuss pending or reasonably imminent litigation;
- (d) strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, or to discuss a proposed development agreement, project proposal, or financing proposal related to the development of land owned by the state, if public discussion would:
  - (i) disclose the appraisal or estimated value of the property under consideration; or
  - (ii) prevent the public body from completing the transaction on the best possible terms;

Council Member Rigley made a motion to enter a closed session in accordance with Utah State Code 52-4-205(1). The meeting was held in the Sunset Council Chambers on the second floor of the City Building. Council Member Thompson seconded the motion. The motion passed unanimously with Council Members Bartling, Carlson, Rigley, Smalling and Thompson voting yes.

Council Member Smalling made a motion to adjourn the closed session. Council Member Rigley seconded the motion. The motion passed unanimously with Council Members Bartling, Carlson, Rigley, Smalling and Thompson voting yes.

The meeting adjourned at 7:53 p.m.

Approved – October 7, 2025

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Scott Wiggill, Mayor

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Nicole Supp, Recorder



# CERTIFICATE OF RECOGNITION

This certificate is proudly presented to

*Brendan Davis*

In Appreciation for 5 years of service with Sunset City

SEPTEMBER 16, 2025

**SCOTT WIGGILL**

Sunset City Mayor