

**\WOODS CROSS CITY COUNCIL MEETING
SEPTEMBER 2, 2025**

The minutes of the Woods Cross City Council meeting held September 2, 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
Gary Sharp
Wally Larrabee

STAFF PRESENT:

Bryce Haderlie, City Administrator
James Bigelow, Police Chief
Curtis Poole, Community Development Director
Sam Christiansen, Public Works Director

Annette Hanson, City Recorder
Brian Passey, Finance Director
Johnny Filler, Public Works

PUBLIC ATTENDANCE:

LeGrande Blackley
Rachel Peterson
Casi McDonald

Troy World
Don Schrader
Jordan Benson

Stephanie World
Lois Schrader
Nikki Benson

INVOCATION/PLEDGE:

Julie Checketts

CONSENT AGENDA

Following the review of the consent agenda items below, Council Member Checketts made a motion to approve the consent agenda items. Council Member Sharp seconded the motion, and all voted in favor of the motion through a roll call vote.

CONSIDERATION TO APPROVE MINUTES

The minutes were approved through the consent agenda.

RATIFY CASH DISBURSEMENTS

The cash disbursements for the time period of 8/14/25-8/27/25 were approved through the consent agenda.

CONSIDERATION TO ADOPT RESOLUTION 2025-939 AMENDING HOURS FOR CODE ENFORCEMENT OFFICER

The Mayor gave the floor to the Community Development Director who noted he is requesting an increase in the hours for the Code Enforcement officer for consistency and to be able to address all of the needs around the city. He said there has been an issue with keeping code enforcement officers and that turnovers present a challenge in maintaining a continual presence of code enforcement in the city. He also noted there are additional responsibilities that can be given to the Code Enforcement Officer that have been a challenge to address with the limited number of hours the Code Enforcement Officer works. He presented a breakdown of the hours and responsibilities he is proposing and said the proposed responsibilities would increase the weekly hours of the Code Enforcement Officer to 29 hours a week, averaged over the year

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based upon the times during the year when it is busier or slower. He noted the increased hours would also increase the budget by \$12,767.50. The proposed resolution was approved this resolution through the consent agenda.

CONSIDERATION TO ADOPT RESOLUTION 2025-940 APPROVING AXON DASH CAM SYSTEM

The Police Chief is requesting that WXPd be given authorization to purchase the Axon Dash Camera System, which has previously been discussed.

It was noted the current quote is \$214,353.00 for seventeen dash cameras. The first payment will be due October 2025, and the last payment will be due October 2029. The payments will be \$42,870.60 for each of those years until the last payment in 2029.

The vendor has guaranteed an installation time of three weeks. This means that Axon will fly their employees to us and install the dash cameras within three weeks of the agreement that was signed on 08/20/2025.

The Chief noted the current quote expires on August 30th, 2025; to keep the current pricing he signed the agreement after the August 19th Council meeting and sent it to Axon knowing there would not be another Council meeting before the deadline.

This resolution was approved through the consent agenda.

CONSIDERATION TO ADOPT RESOLUTION 2025-941 APPROVING FERTILIZER PURCHASE

The Public Works Director noted the cost of purchasing fertilizer and chemicals has been budgeted in the Parks Fund. He noted the increased costs in fertilizer costs will cause this budget to go over. He said due to the increase in fertilizer costs for FY 2026, staff reviewed other suppliers, fertilizer types, and application schedules. He said after the review of above, they have sufficient chemicals on hand through July 2026, and fertilizer applications will be reduced from four applications to three applications, using a slow-release fertilizer to provide longer coverage. He said this adjustment will reduce overall costs to just 13% instead of 20%.

This resolution was approved through the consent agenda.

PUBLIC COMMENT

The Mayor then opened the meeting for public comments.

Mr. Troy World and Ms. Stephanie World addressed the City Council. Mr. World said they had lived in the Coverdale neighborhood for the past 20 years. He said they purchased a trailer and wanted to put in an RV pad and were getting ready to put gravel in for that RV pad. He said he had been approached by the Code Enforcement Officer saying the pad needed to be a hard surface and not gravel. Mr. World said he was unaware of that restriction as he had seen many other places where people in the city had placed gravel in a parking area. He referred to city code 12-24-105 section 8 pertaining to driveways. He went over what his understanding was for recreational vehicle parking. He said he understood from the code that it could be gravel with a weed barrier. He said he was looking for clarification.

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There was discussion about where the driveway would be located. The Mayor said he had spoken with the Community Development Director regarding the city code so he could have definitions of how city code is structured for an RV pad. The Mayor said the Council is there to help make sure the process is followed or to listen to the process if the ordinance is requested to be changed. He said Mr. Poole and the Code Enforcement Officer were the people who enforce the code. The Mayor said they try to make sure things are consistent within the city. The Mayor said to reach out to Mr. Poole, and he could work with legal to make sure the interpretation of the ordinance is correct and to help them moving forward.

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

**CONSIDERATION TO ADOPT ORDINANCE 632 AMENDING STATION AREA PLAN (CONTINUED
FROM 8/19/25)**

The Mayor gave the floor to the Community Development Director. He noted this agenda item was reviewed at the last City Council meeting where a public hearing was held, the Council reviewed the plan and made suggestions for the consultant to modify the land use sections of the Station Area Plan to more closely follow the General Plan.

Mr. Poole noted the Consultant has made the following edits to the plan:

- Removing additional industrial zoning
- Removing the residential zone adjacent to Redwood Road and relocating it around the large open space shown on the plan
- Adding commercial/retail zoning adjacent to the Redwood Road matching the recommendations of the General Plan

The Council asked a few questions regarding the overall illustrative plan. Mr. Poole explained the plan and noted different things on the map given to the Council.

Following the review and discussion by the City Council, Council Member Checketts made a motion to adopt ordinance 632 amending that station area plan as well as the General Plan with the new station area plan added. Council Member Larrabee seconded the motion, and all voted in favor of the motion through a roll call vote.

FRAUD RISK ASSESSMENT 2024-2025

The Mayor gave the floor to the City Administrator who asked the Council if they had any questions regarding the Fraud Assessments. The City Administrator said this was a self-evaluated Fraud Risk Assessment for FY 2025, certified by the City Administrator and the city's Finance Director. He said that for another year, the city received 360 points, which keeps the city in the Very Low Risk category. Council Member Grover asked if there was more than one way to report fraud within the city. The City Administrator said there was a fraud hotline that could be called as well as sending in concerns through a digital format. It was noted it would be nice if the fraud hotline could be advertised more so residents knew it was available. The City Administrator said he would do some more research and make sure there is a better understanding of how fraud can be reported and where people can have general access to be able to report any fraudulent activity.

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Mr. Passey explained in his report to the Council the areas where points in the fraud assessment were missed this year and how the city can make improvements during the FY 2025-2026 year.

FRAUD RISK ASSESSMENT 2025-2026

The Council reviewed the Fraud Risk Assessment for FY 2026, certified by the City Administrator and himself. He said that for another year, the city received 360 points, which keeps the city in the Very Low Risk category as well.

PUBLIC WORKS REPORT

The following is the Public Works report for the month of August.

PARKS TASKS AUGUST

- Infield dragging – 4 pc
- Sprinkler repairs
- Restroom cleaning
- 5 Drinking fountains checked & sprayed
- 6 Pavilions washed
- Blue house work (South of city hall)
- 8 Dog pots & many garbage cans
- Mow Luna's (Mills Annex)
- Hand watering new sod
- Gopher baiting
- Building maintenance

STREET TASKS AUGUST

- Street painting
- Tree trimming
- Asphalt patches
- Equipment maintenance
- Worked w/ Union Pacific on tracks
- Clearing storm drains
- Coordinating w/concrete contractor
- Garbage can work
- Filling potholes
- Help Parks dept. remove playground
- Assist with water leak repairs

WATER TASKS AUGUST

- 163 Bluestakes
- 6 after hours call-outs
- 4 water leaks (one on new asphalt)
- 2 service line replacements
- Jake moved to Parks full-time
- Treatment vessels (repairs to welds)
- Vac-trailer repairs
- Water employee application reviews
- Fire hydrant rebuild (damaged by contractor)
- 6 SWPPP sites
- Lead & copper samples
- Quarterly water system samples
- 11 meter shut-offs for non-payment

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MILLS PARK AND A1 DRAIN FENCE LINE OVERSPRAY

- In late June, we started getting reports from residents of their grass turning brown on their property along their fence line. We also received reports of dogs getting sick around the time of the overspray.
- Sam has visited every site and worked with all damage claimants.
- Bryce, Cass, and Sam have made a claims plan, and reimbursement offers will begin

MILL/OVERLAY AND PRESERVATION PROJECTS

- Street Preservation
 - 1950 S will be completed Sunday.
 - Road markings still need to be painted.
 - Some last-minute changes and rain delays caused some confusion. Arranged delayed garbage pick-up for 2 affected streets. Posted on social media and contractor put notices of the delay on garbage cans on day of preservation.
- Mill/Overlay
 - Paving operations have been completed. Morgan Asphalt is working on the punch list.
 - Concerns about resident communication and timing

IN THE WORKS

- Development Review Committee
- Transportation Master Plan update in process
- Presentation to Planning Commission expected in October.
- The Reuse Plan application is still in process at the State Engineer's office.
- Working with UDOT I-15 and Double Tracking Projects
- Water/Storm Water Employee
- 10 Applicants
- Inviting 8 for interviews
- 1100 W 2100 S to 2600 S Widening
 - o Project management is transitioning to UDOT as per the terms of the grant award.
- Well 5 HVAC replacement completed. Working out some issues with the contractor.
- 1100 W Waterline delayed due to parts availability.
 - o Shade shelter installation in September
 - o Site clean-up and preparation for opening
- The Dog Park is moving along.
 - o Wasatch Peak Volunteers to walk the park to remove stickers and puncture weeds.
- May start in Mid-September
- Well 3 Rehab and 1500 S water reservoir are in design.
- Well 3 Building demolition is out to bid.

Council Member Larrabee asked if the number of water shut offs presented was normal. The Public Works Director said the number was about normal for water shut offs. The Council asked what the cost was to turn back on the water, and the Public Works gave what the costs are to turn back on the water for residents that have their water turned off for non-payment.

CITY ADMINISTRATOR REPORT

The following is the City Administrator's report:

1. Worked with staff to report the tax rate adoption to the Utah State Tax Commission and Davis County and report the final adopted budget to the State.

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2. Working with Davis County to resolve the West Legacy Trail asphalt project that has been lingering since 2021 when it was completed.
3. Ongoing work with the Bureau of Reclamation on the WaterSmart Grant.
4. Please remember to join us for the Smoke Off staff barbeque/safety meeting on Thursday September 4th at the Public Works building. We need council members that are willing to put their taste buds to work as judges for the best smoked meats.
5. Staff contacted North Salt Lake and Salt Lake City to ensure that they were on track to complete the Quiet Zone remediation projects before the deadline or be prepared to submit an extension request to the Federal Railroad Administration. They both agreed that they are taking all necessary steps to keep the quiet zone in place. Nathan Anderson shared his opinion that Union Pacific is moving forward on the projects to have them both completed before the March 2026 deadline.
6. Staff is working with Zions Bank on the issuance of the 2025 Water Bonds.
7. I attended the Legislative Policy Committee meeting on Monday. Some highlights are that the Legislature is considering code language to make detached accessory dwelling units legal in all jurisdictions with specific guidelines. The Department of Environmental Quality has learned that it is facing 65% reduction in Federal funding and as such is considering legislation that will require water purveyors to charge a water use fee that will generate enough revenue to meet the shortfall. Fox Woods Cross, using 2024 water usage data, which would require the city to charge users approximately .03 cents per 1000 gallons and would result in a passthrough of revenue between \$10,000 and \$11,000 annually. The fee will not take effect until July 2027, and only if Federal funding is cut.
8. Coordinated with Curtis Poole and staff to host the mandatory contractor meeting for Architect and CM/GC RFP meetings. We had 13 General Contractors, and 26 Architectural firms attend the meeting in person and virtually. Curtis has done a great job organizing the information and communicating with potential firms. He has had great support from Annette and our senior staff team in this process.
9. Curtis has been working to negotiate a contract with a firm that will manage the rental of the home south of city hall until we are ready to move forward with the construction project.
10. The Women League of Voters will host a Meet the Candidates Night on October 13th at 6 pm at the Public Works Building

QUESTIONS/DIRECTION TO CITY ADMINISTRATOR OR STAFF

The City Administrator noted the employee lunch on Thursday would be at noon at the public works building and they were invited to come and participate as judges if they were available.

The City Administrator also noted the Day of Service projects were available if there was anyone in the community who would like to utilize any of the projects listed by the city. The Public Works Director said supplies for any of those projects would be available at 9:00 AM from the public works department. He also noted the Council could get water from the public works building to pass out residents that are working on projects throughout the city.

It was also noted the staff are working with the two cities who are fixing their railroad crossings to make sure the Quiet Zone is not revoked next March. The City Administrator said he had spoken with both cities, and they were working on getting their crossing in compliance.

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The Mayor noted there would be a “Meet the Candidate Night” coming up so residents can meet those who are going to be running for office this November.

COUNCIL REPORTS

Council Member Checketts said she had the opportunity to visit two new parks recently, the Lehi Family Park and the Pleasant Grove Cook Family Park, to tour them and get some ideas for refurbishing Hogan Park. She said she is excited to share some of the ideas for the parks and for the all-abilities needs that can be served in parks. She also mentioned there were splash pads at both of the parks she toured. She said she heard from the cities that the park costs will probably be much higher than expected so they may need to think about looking at what is budgeted for the costs for upgrading the park.

Council Member Grover said there had been no meeting held for the mosquito abatement district this week. He did mention there was a hotline for people to call if they were having issues with mosquitoes and could have the district come and spray.

Council Member Larrabee said they would have their first meeting with the new director, Mr. Preston in a few days at the Wasatch Integrated Waste District and they were looking forward to meeting with him.

The Mayor said he had a meeting with the South Davis Metro Fire Agency and said there is a fire prevention night on September 10th from 6:00-8:00 P.M. at the station in Bountiful for the whole community. He encouraged everyone to come and enjoy the activities that are being planned for that event.

The Mayor said he had sewer district meeting but there was not much to report from that meeting.

ADJOURNMENT

There being no further business before the City Council, Council Member Checketts made a motion to adjourn the meeting at 7:16 P.M. Council Member Gover seconded the motion.

Ryan Westergard, Mayor

Annette Hanson, City Recorder

Approved by City Council 10.16.25