

MOAB CITY COUNCIL MINUTES
REGULAR MEETING
September 23, 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=CasMKlrjMKg. Mayor Joette Langianese called the meeting to order at 6:01 p.m. Miles Loftin led the Pledge of Allegiance. Councilmembers Kaitlin Myers, Jason Taylor, Colin Topper, Luke Wojciechowski and Tawny Knuteson-Boyd attended. Also in attendance were City Manager Michael Black, Recorder Sommar Johnson, Strategic Initiatives and Sustainability Director Alexi Lamm, Community Development Director Cory Shurtleff, Associate Planner Johanna Blanco, Public Works Director Levi Jones, Utility Services Director Obe Tejada, Engineer Mark Jolissaint, Assistant Planner Didar Charles, Police Administrative Sergeant Scott Finlayson, Sustainability and Grant Coordinator Savannah ThomasArrigo, Attorney Nathan Bracken and three members of the public.

Public Comments: None.

Presentations:

Strategic Planning Update: Strategic Initiatives and Sustainability Director Lamm provided a quarterly update on the Council's strategic plan. She outlined the top five priorities, including improvements to the Main Street corridor, Walnut Lane, active transportation, funding and implementing the City's plans, and natural hazard mitigation. Lamm detailed initiatives and activities addressing the priorities including timelines and accomplishments. Discussion with Council included public feedback regarding the bulb out pilot project on Main Street, Walnut Lane loan payoff and hazard abatement, affordable housing progress, sidewalk improvements, Moab Area Transit funding, wayfinding signage, and progress on projects such as the ballpark redesign and 300 South bridge planning. Wildfire prevention planning and detention basin maintenance were also discussed.

Capital Improvements Plan (CIP) Projects Update: City Manager Black detailed the status of CIP projects. He described funding sources including property tax revenues, grants, and enterprise funds. He reminded Council that property tax revenues are only used for capital projects. He outlined ongoing projects including roadway improvements, sidewalk restorations, flood damage repairs, crosswalks, the pedestrian footbridge, property acquisition for trails, and golf course improvements. Black specified work to be done including improvements to municipal facilities, parks and the recreation center, and water, sewer and stormwater infrastructure.

Consent Agenda—Approved

Councilmember Taylor moved to approve the consent agenda, as follows: Indigenous Peoples' Day 2025 Proclamation, Fraud Risk Assessment FY25, minutes for the August 26, 2025, Regular Meeting and bills against the City of Moab in the amount of \$3,726,733.83. Councilmember Topper seconded the motion. The motion passed 5-0 with Councilmembers Taylor, Knuteson-Boyd, Topper, Myers and Wojciechowski voting aye.

General Business:

Sidewalk Construction Project Contract—Approved

Presentation and Discussion: Engineer Jolissaint addressed concerns about the gap between the staff estimate for the project and the lowest bid. He also brought up contingencies such as tree root barriers. City Manager Black stated the scope of the project included several small sections of sidewalk repair, which drove up the cost of mobilization. Councilmember Topper expressed concern about the excessive cost compared to what was budgeted, although he said he was grateful in-house staff prepared the estimate. He stated he could not vote yes for the whole project but would be in favor of awarding a contract for the highest priority areas. He also suggested hiring dedicated staff to complete the work.

Councilmember Taylor stated he had worked in the concrete business in the past and agreed that the small section costs and mobilization surcharges drove up the cost. He reminded Council that the last time the City put the sidewalk project out to bid, there were no bidders, likely due to the small section costs. Councilmember Wojciechowski expressed relief that the low bidder is a local company. He said it was likely the lowest bid the City could hope for. He acknowledged the sidewalk repairs are a safety issue for residents. Councilmember Myers concurred with Councilmember Topper, stating her interest in reducing the scope of the project to reflect the budgeted amount. Councilmember Knuteson-Boyd stated that reducing the scope would just defer the work that is required. She said the City cannot do better for the cost. She said it was not a good feeling to go over budget, but the risk of not getting any more bids was compelling. She said sidewalks will always need work. Councilmember Topper suggested addressing immediate needs first, then working with the public works staff. Councilmember Taylor reminded Council the sidewalk repairs have been on the agenda for two or three years, and funds had been rolled over from a prior year. He said it does not make sense to take it out on residents. City Manager Black stated he could try to negotiate the scope but risked a need to put the project back out to bid. Councilmember Wojciechowski suggested applying \$300,000 of property tax funds and finding the rest in other parts of the budget. He also said that increasing staff capacity could be more than the cost difference considering salary and benefits over time.

Motion and Discussion: Councilmember Taylor moved to approve a contract award to T.W.S. Construction in the amount of \$484,735.00 for the 2025 Sidewalk Construction Project. Councilmember Wojciechowski seconded the motion. Councilmember Wojciechowski brought up an attempt to negotiate and suggested amending the motion to direct staff to negotiate. He added that failing to complete the project would save money for today, but not for the future. Mayor Langianese added the scope had changed to encompass a year-long completion timeline. Wojciechowski added that, due to inflation, the City had the most spending power presently. Councilmember Myers stated she could not support the motion. She said the proposed work was important but not urgent. She brought up other unforeseen issues such as the solar replacement that also went over budget. Councilmember Topper said the sidewalks are an ongoing problem and advocated for doing the work in-house.

Vote: The motion passed 3-2 with Councilmembers Taylor, Knuteson-Boyd and Wojciechowski voting aye and Councilmembers Topper and Myers voting nay.

Annexation Petition for Property Located at 1410 South Highway 191—Accepted

Presentation and Discussion: Associate Planner Blanco presented the petition for annexation into the City of Moab for property located at 1410 South Highway 191, Moab, UT 84532. She said the apartment complex is within the annexation boundary and includes 50 percent active employment housing. Applicant Ellen Weinstein stated the project includes approximately 122 units and her firm is working with Utah State University (USU) on dedicated housing for students and university staff. She said the phase I certificate of occupancy is anticipated to be in March or April.

Motion and Vote: Councilmember Myers moved to approve acceptance of the petition for annexation for property located at 1410 South Highway 191, Moab, UT 84532, into the City of Moab. Councilmember Topper seconded the motion. The motion passed 5-0 with Councilmembers Taylor, Knuteson-Boyd, Topper, Myers and Wojciechowski voting aye.

City Manager Updates: City Manager Black praised staff for their response to the recent flooding.

Mayor and Council Reports:

Councilmember Wojciechowski expressed appreciation for the community's support for the birth of his son.

Councilmember Knuteson-Boyd reported updates to the Museum board. She announced an open house at USU on October 1. She mentioned an initiative to "paint the town [Aggie] blue."

Councilmember Myers reported on several housing-related meetings, a meeting with the Mayor, the League of Women Voters' (LWV) candidate forum, and other election-related events. She praised the success of the recent Moab Pride weekend.

Councilmember Taylor stated he attended a planning meeting for Winterfest, and he mentioned

meetings with the Mayor, the airport board, the motorized trail group, travel council, and the Emergency Medical Services (EMS) budget plan. He said he met with constituents who complained about semi-trucks running red lights and UTV noise and others who praised the completed Kane Creek Boulevard project.

Councilmember Topper stated he attended the nonmotorized trail plan open house, and he said he met with the Mayor, and TrailMix, and mentioned the new podcast produced by the Search and Rescue team. He said he attended the LWV forum, a solid waste district meeting, and praised staff for the flood cleanup. Councilmember Knuteson-Boyd added kudos to the solid waste staff.

Mayor Langianese mentioned several events she attended, including the music festival, Pride weekend, Recovery Day, a meeting of the Southeastern Regional Development Agency (SERDA), and a meeting with the governor's staff regarding rural housing, a meeting with Jen Sadoff, the CEO of the Moab Regional Hospital regarding potential cuts to Medicare, and she toured the Free Health Clinic and met with the City's lobbyists regarding a probable federal government shutdown. She said she would contact the State to inquire about support to keep the local national parks operating through the shutdown. She stated that she was asked to present at the conference of the National League of Cities and concluded by mentioning an upcoming community conversation dinner.

Executive Session:

Motions and Votes: Councilmember Topper moved to enter an executive closed session to discuss reasonably imminent and/or pending litigation. Councilmember Wojciechowski 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 Wojciechowski seconded the motion. The motion passed unanimously. Mayor Langianese ended the closed session at 8:41 p.m.

Adjournment:

Councilmember Wojciechowski moved to adjourn the meeting. Councilmember Topper seconded the motion. The motion passed unanimously. The Mayor adjourned the meeting at 8:42 p.m.

APPROVED: _____
Joette Langianese, Mayor

ATTEST: _____
Sommar Johnson, City Recorder