

MOAB CITY COUNCIL MINUTES
REGULAR MEETING
October 14, 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=3sM3ksXOw9o. Mayor Joette Langianese called the meeting to order at 6:02 p.m. Shalee Bryant 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, Parks, Recreation and Trails Director Patrick Trim, Community Development Director Cory Shurtleff, Police Chief Lex Bell, Engineer Mark Jolissaint, Attorney Clayton Preece and 22 members of the public.

Public Comments:

Colin Fryer spoke about Walnut Lane. He alleged Councilmember Topper claimed the Health Department was aware of conditions at the site. Fryer said he asked the health inspector about it, who he said denied the account. Fryer brought up a drainage ditch across the street from his home and stated it was unsafe, and the City failed miserably. He said Mayor Langianese told him some 5-inch culvert pipe had been moved after three years. He said it was still there and was another example of the City not owning failures.

Bill Agee presented Council with copies of petition letters and related ordinances on behalf of City residents, area residents and visitors who are concerned about off-highway vehicle (OHV) noise. He thanked the Mayor, Council and staff for meeting with him multiple times to discuss the problem. He said solutions to enforcing the noise ordinance are achievable. He cited the former Mayor and Council for enacting the ordinance, which he said offers residents a place free of excessive noise. He said now is the time to implement enforcement for public health and referenced sound experts who endorse lower speeds for OHVs to reduce noise. He stated there were 500 signatories and the City's obligation is to ensure the community's well-being.

Sara Melnicoff stated her thankfulness that Councilmember Wojciechowski was able to bring his baby home to Moab. She said she wants the child to grow up in a place where one can hear the birds and quiet. She said she feels assaulted by noise on a daily basis and wants to enjoy the outdoors.

Jon Kovash stated he understands the current City leadership does not have enthusiasm for tackling OHVs and residents have become resigned to the noise. He said noise is the top reason residents give for a declining quality of life. He said he was not convinced that reducing speeds would solve the problem. He suggested creating an ad hoc advisory committee to propose solutions. He said the rental outfits make good money on OHVs and asked that they contribute more. He said fleets could be outfitted with quiet mufflers or electric OHVs. He said electric OHVs last longer and have lower maintenance costs.

Bill Groff said he lived at ground zero on Mill Creek Drive. He said some tour operators are slow and quiet when passing by. He stated his observations that out-of-towners in singles or small groups are at fault for the noise.

Drake Taylor stated he has lived in a quiet neighborhood since 2005, and he used to have a nice, quiet yard. He said that, since legalization of OHVs on the City's streets, it has become very loud. He said he never used to hear them and added the public does not want this noise.

Josie Kovash said she lives on Locust Lane, at the epicenter of the noise. She said she is resigned and is so tired of fighting and being angry and depressed about the noise. She said there are so many high stakes concerns in the world, but her day-to-day lived experience is inundated by a loud drone. She said large cities are quieter than Moab. She stated she understands the difficulty of overcoming state regulations

and realizes the OHV community has deep pockets and is litigious but noted the community's dislike of OHV noise is alive and well and asked the City to look at ways to address the problem.

Presentations:

Moab Free Health Clinic representatives Kate Jagla and David Olsen described the services of the Free Health Clinic, as well as client demographics and statistics. Councilmember Taylor thanked them for their services and Mayor Langianese stated she toured the facility and said it was remarkable. Councilmember Myers said she was grateful for their collaboration to serve the homeless population. Councilmember Wojciechowski asked what capabilities could use more help from the City. Mayor Langianese said the City was able to provide letters of support for grants and was interested in creative collaboration. The federal government shutdown and uncertainty of insurance coverage for many residents was discussed. Councilmember Knuteson-Boyd stated it was truly unacceptable that international hotels located in Moab send their employees to the free health clinic in our small town. Councilmember Wojciechowski stated the Free Health Clinic clients represent the heart and soul of Moab's hospitality industry. Mayor Langianese said that ten to 12 percent of Moab's population uses the services of the Free Health Clinic.

Moab Area Community Land Trust representatives Sherri Griffith, Shalee Bryant and Laura Harris presented information about the Community Land Trust. Councilmember Myers was acknowledged as the Executive Director of the organization. The presenters outlined the history of the Trust, strategies to make homes affordable to residents, and statistics about housing units currently occupied and in development. It was explained that the Trust is the largest in Utah and one of the largest in the country. Councilmember Knuteson-Boyd stated there are misconceptions in the community about how the Trust works and hoped more public education would help. Mayor Langianese said she has been asked about tax rates for homes on Trust lands, and it was explained that the land itself is held by a non-taxable nonprofit, so homeowners hold 100-year leases on the land and pay the lion's share of property taxes for the structures build upon them. Councilmember Topper asked about the commercial properties planned for the Arroyo Crossing development, and noted easements had been acquired to extend the paved parkway to Arroyo Crossing from town.

Department Update:

Parks, Recreation and Trails Director Trim reported on the Center Street Ballfields Redesign Project request for proposals (RFP). He said there was a lot of interest, and 20 firms were represented at the mandatory pre-proposal meeting. He outlined the timeline for proposals and Council approval, with a year following for public input and final design drawings. Councilmember Topper voiced appreciation and said uses for the fields have changed over time. City Manager Black brought up a request for renaming the park to Glen Richeson Ballfields. Discussion ensued regarding development of a policy for such a request, including acknowledgement of public support, significance, permanence, funding, and a public process.

Consent Agenda—Approved

Councilmember Knuteson-Boyd moved to approve the consent agenda, as follows: Bullying Prevention Month Proclamation, approval of a franchise agreement ordinance with Enbridge Gas Utah (Questar Gas Company), approval of minutes for the September 23, 2025, Regular Meeting, and approval of bills against the City of Moab in the amount of \$1,388,344.74. Councilmember Myers seconded the motion. Councilmember Knuteson-Boyd commented that the Bullying Prevention letter mentioned children, yet bullying is a problem with adults, as well. Councilmember Myers stated her appreciation of the update to the Enbridge franchise agreement. The motion passed 5-0 with Councilmembers Taylor, Knuteson-Boyd, Topper, Myers and Wojciechowski voting aye.

General Business:

Mill Creek Bank Protection Contract—Approved

Presentation and Discussion: Engineer Jolissaint presented the project. He said there were three

bids, and the low bid was higher than the original estimate of \$1.7 million. He said the project was delayed due to a lapse in a review by the National Resources Conservation Service (NRCS). He said the City would provide a 25 percent match. City Manager Black added the results of the project would reduce federal flood claims and the low bidder was local and would honor their earlier bid. Discussion ensued regarding three private property owners who rejected the project on their properties. Black said the City would re-approach two of the property owners. Councilmember Taylor asked if the City could be liable for damage incurred due to the opt outs and brought up the Rotary Park staging area for the duration of the project. Councilmember Myers asked about the original estimate as well as future problem areas that could use NRCS funding. Jolissaint explained the funding was provided by the Emergency Watershed Program that mitigates active scouring of the streambed.

Motion and Vote: Councilmember Topper moved to approve the 2022 NRCS EWP Mill Creek Bank Protection Construction Project to Beh Brothers Construction, LLC in the amount of \$1,997,770.01. Councilmember Taylor seconded the motion. The motion passed 5-0 with Councilmembers Taylor, Knuteson-Boyd, Topper, Myers and Wojciechowski voting aye.

Asbestos Abatement and Structure Demolition at 737 Mountainview Drive—Approved

Presentation and Discussion: Community Development Director Shurtleff briefly described the situation on Mountainview Drive and assured Council the abatement would be conducted with coordination with neighboring property owners and various departments of the City. He said a state official will be on site for the project.

Motion and Discussion: Councilmember Taylor moved to approve the contract for the complete abatement and disposal of asbestos-containing materials and structure demolition services at 737 Mountainview Drive to A-1 Abatement in the amount of \$79,855 and authorize the Mayor to sign the contract. Councilmember Topper seconded the motion. Councilmember Taylor thanked staff and said it was a lengthy process and was managed well. Councilmember Topper said the price was good. Community Development Director Shurtleff said the pre-construction meeting was imminent and it was clarified that the City's expense would result in a lien on the privately held property.

Vote: The motion passed 5-0 with Councilmembers Taylor, Knuteson-Boyd, Topper, Myers and Wojciechowski voting aye.

Community Wildfire Defense Grant Cooperative Agreement—Approved

Presentation and Discussion: City Manager Black described the grant, which would provide funds, including funding a public works employee for 4-5 years.

Motion and Vote: Councilmember Topper moved to approve the cooperative agreement with Rim-to-Rim Restoration (RRR) to complete portions of the Moab Valley Fire Hazard Reduction Project funded by the U.S. Forest Service's Community Wildfire Defense Grant. Councilmember Taylor 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 announced Moab received the 2025 Energy Champion Award from the Utah Association of Energy Engineers. He reported that the police department hired a local candidate as an officer, and that a Transient Room Tax (TRT) grant application had been submitted to retrofit the Swanny Park bathrooms. He said the Moab Recreation and Aquatic Center (MRAC) structural evaluation was underway. He updated Council on the Walnut Lane cleanup and said he had assigned his strategic initiatives team to become involved in the cleanup of debris and asbestos on site. He said staff had been sidelined in the last weeks but are now refocused on cleanup.

Mayor and Council Reports:

Councilmember Knuteson-Boyd reported she met with the Mayor and attended meetings of the healthcare special service district and the housing authority.

Councilmember Taylor reported he toured the site of the Las Colonias venue in Grand Junction, which is a former Super Fund site like the Moab tailings pile. He also mentioned a meeting of the airport board, at which paving of new taxiways was discussed, as well as impacts of the federal government's shutdown on Contour Airlines flights. He said he attended the homecoming parade, an Emergency

Medical Services (EMS) board meeting, and a meeting of the Travel Council and its marketing agency. He mentioned the TRT grant, which had a lot of competition.

Councilmember Myers said she missed some meetings due to illness. She reported on meetings she attended or are upcoming regarding the housing task force, homelessness services, a public services commission hearing on renewable energy communities, and a draft Utah housing task force interlocal agreement.

Councilmember Wojciechowski said he was still assimilating after the birth of his son, and he is focusing on community events such as Art Walk, the Leave No Trace play, the Chamber of Commerce candidate forum and Outerbike, where volunteers assembled bikes for kids. He said he attended a meeting regarding employee benefits with the Mayor and Councilmember Knuteson-Boyd.

Councilmember Topper reported he was working with a group looking at bicycle access to Arches National Park. He said he attended the Chamber of Commerce candidate forum. He stated he was misquoted in an earlier public comment and expressed that he has seen more negativity than two years ago about the work of the City, with more negative comments targeting staff. He said he appreciated the work of the City staff. He also brought up a meeting with the police chief about motorized vehicles on the parkway and said some residents will not walk on the parkway due to the presence of motorized vehicles. New ebikes for the police department were also mentioned.

Councilmember Wojciechowski concurred with Topper's comments about the inappropriate comments by some at the Chamber of Commerce event and elsewhere. He said there is passion in the community, but negativity is misdirected.

Councilmember Taylor addressed earlier public comments and said OHV noise is on the radar and is being discussed.

Mayor Langianese reported she has been attending lots of local events, including a meeting of the South Eastern Regional Development Agency (SERDA) for the development of an economic opportunity council, the healthcare special service district, an Indigenous People's Day event and the Council on Aging. She said there would be a tailings pile ceremony in December to celebrate the removal of the last tonnage. She said she attended a meeting of the Rotary Club and noted the group is providing relief to the people of Ukraine.

Executive Session:

Motions and Votes: Councilmember Knuteson-Boyd 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 8:09 p.m. Councilmember Myers moved to end the executive session. Councilmember Topper seconded the motion. The motion passed unanimously. Mayor Langianese ended the closed session at 8:54 p.m.

Adjournment:

Councilmember Wojciechowski moved to adjourn the meeting. Councilmember Knuteson-Boyd seconded the motion. The motion passed unanimously. The Mayor adjourned the meeting at 8:55 p.m.

APPROVED: _____
Joette Langianese, Mayor

ATTEST: _____
Sommar Johnson, City Recorder