

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=oD1mDad_wCw. Mayor Joette Langianese called the meeting to order at 6:01 p.m. 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, Engineer Mark Jolissaint, Assistant Engineer Didar Charles, Sustainability and Grant Coordinator Savannah ThomasArrigo, Strategic Initiatives and Sustainability Director Alexi Lamm, Police Chief Lex Bell, Assistant Police Chief James Blanton, Jr., Attorney Nathan Bracken and two members of the public.

Public Comments: None.

Presentations:

Fiscal Year 2026 Quarter One Financial Update: City Manager Black reviewed City financials and showed that revenues for the past few years have been flat. He said the current quarter's revenues are stable and fund transfers and grant revenues are not yet recorded. He stated job vacancies and ongoing projects with unspent funds are reflected as positive, and the City is ahead of budget on taxes. He asked Council to accept the report and Mayor Langianese said she would add it to the next meeting agenda. Councilmember Myers asked about expenditures for dispersed parking, a skid steer, rooftop unit, fingerprinting machine, and police motorcycle.

30 Percent Design of 300 South Bridge: Engineers Jolissaint and Charles presented current design challenges, including flood capacity and the limited project footprint due to private property. They discussed issues with tying the bridge area into upstream and downstream channels, keeping the parkway intact, street drainage, managing the existing grade and tying into the existing street section. A stakeholder meeting with neighbors and the City's project review team and an upcoming open house were discussed. Other aspects of the proposed bridge replacement were mentioned including crosswalk beacons, lighting, and a pedestrian walkway separated from the flood channel by a 42" concrete wall. Councilmembers asked about channel modifications, retaining walls, and changes in grade between the new bridge and the dog park. Councilmember Myers asked about the associated water line replacement and extending that scope of work to 300 South. Gabion baskets and aesthetics, including tree loss, were discussed, as well as a desire for a flood warning system.

Consent Agenda—Approved

Councilmember Topper moved to approve the consent agenda, as follows: approval of minutes for the October 14, 2025, Regular Meeting, and approval of bills against the City of Moab in the amount of \$103,376.10. Councilmember Myers seconded the motion. Councilmember Topper asked about a bike structure included in the capital improvements list. The motion passed 5-0 with Councilmembers Taylor, Knuteson-Boyd, Topper, Myers and Wojciechowski voting aye.

General Business:

Safe Streets and Roads for All Supplemental Planning Grant Contract—Approved

Presentation and Discussion: Sustainability and Grants Coordinator ThomasArrigo presented the request for approval of the grant-funded Safe Streets project. Councilmember Taylor asked if the County had already approved of the collaboration. Councilmembers Topper and Myers asked about coordination between the Safe Streets plan and the Nonmotorized Trails plan.

Motion and Vote: Councilmember Topper moved to approve the negotiation and contract finalization with the bidder, Kimley-Horn, selected by the evaluation committee, for a contract to carry out the Safe Streets for All (SS4A) grant which was awarded by U.S. Department of Transportation's Federal

Highway Administration in the project amount of \$600,000, with \$480,000 paid through federal funds and matching funds paid by the city and county for \$120,000. If contract negotiation and finalization is successful, the City approves its match of \$52,998 in cash and in-kind to be equal with the same amount of \$52,998 as approved by Grand County. Councilmember Knuteson-Boyd seconded the motion. The motion passed 5-0 with Councilmembers Taylor, Knuteson-Boyd, Topper, Myers and Wojciechowski voting aye.

Provision of Election Services Interlocal Agreement—Approved

Presentation and Discussion: Recorder Johnson reported the County had not yet approved the Interlocal Agreement.

Motion and Vote: Councilmember Topper moved to approve **Resolution 10-2025**: a resolution adopting an interlocal agreement for the provision of election services by and between the City of Moab and Grand County. Councilmember Myers seconded the motion. The motion passed 5-0 with Councilmembers Taylor, Knuteson-Boyd, Topper, Myers and Wojciechowski voting aye.

Impact Fee Waiver for The Cooperative 1581—Tabled

Presentation and Discussion: City Manager Black guided a discussion about a requested impact fee waiver for sewer and storm water for a new affordable housing project on Mill Creek Drive. He explained that the project proposes 144 units that are deed restricted and will be rented to low-income residents. He recommended a 50 percent waiver of the approximately \$190,000 impact fees. Discussion ensued regarding the balance in the City's Workforce Affordable Housing Units (WAHU) fund, created by developers of overnight accommodations who paid a fee-in-lieu for workforce housing. It was explained that there were available funds for the proposed waiver. The applicant, Jacob Williams, explained that the project was being financed with various mechanisms for affordable housing projects, including tax credits for energy efficiency, which were defunded by the Trump administration after the project was under construction. Councilmember Myers expressed appreciation for the project and requested consideration of a revolving loan mechanism to keep a balance in the WAHU fund. She also requested a scenario in which the developer pays the impact fees and then is reimbursed by the City. Councilmember Topper stated the WAHU fund is a powerful tool and requested the development of a policy that would guide this and future requests. Councilmember Wojciechowski said he was impressed by the intent of the developer to rent to very low-income residents. He said the planning staff is hesitant to waive fees. He also said the timeline felt rushed. Mayor Langianese agreed that the project is needed and that a policy is important. Councilmember Knuteson-Boyd stated the project has been in the works for ten years. She said the impacts on the City will not go away, and a policy is needed. She said it is a great project, and solvency of the WAHU fund is necessary. Councilmember Taylor said it is a good project and policy is needed. He said he was hesitant due to the lack of a policy. He said funds are limited and precedence will be established. He mentioned Walnut Lane and that WAHU funds are tied up in that project. Timing for a special meeting to consider the proposed policy was discussed.

Motion and Vote: Councilmember Myers moved to table a waiver of impact fees due for Water and Storm Drain at the proposed development project, and to direct staff to develop a policy addressing how the City leverages its housing fund to support development partnerships to create affordable housing in the Moab City community. 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 reported the Walnut Lane cleanup remains a priority for public works staff. He mentioned a food drive at City Hall for residents who have experienced cuts to food benefits during the federal government shutdown. He also mentioned a drive at the Moab Information Center (MIC) and the Canyonlands Natural History Association (CNHA) for federal employees who have not been paid. He reported on a meeting with the cemetery sexton and Grand County regarding the real estate surrounding the proposed City water tank on Spanish Trail Drive. He said construction on 100 East was nearing completion and a Memorandum of Understanding regarding dispatch services was being developed.

Mayor and Council Reports:

Councilmember Topper reported on the solid waste district and said there are now satellite recycling facilities in Green River and other locations to improve marketability. He reported he met with the Mayor and met regarding the nonmotorized trail plan. He commented on ballfield use and praised staff for their hard work preparing the fields for various events and a softball tournament.

Councilmember Wojciechowski reported on a meeting of the Grand Water and Sewer Services Agency regarding cloud seeding. He said he attended the Planning Commission meeting, as well as a meeting with the Mayor, and said he attended campaign events.

Councilmember Myers reported on a housing subcommittee meeting, where the strategic housing plan draft was discussed, as well as property tax. She said there is an effort to change the property to an inflation-based rate with a larger exemption for primary residences. She said she met with the homelessness group as well as the Mayor. She mentioned the ballfield use, and commented on a fundraiser for Seekhaven, which is considering expansion of services to San Juan County. She also mentioned the Residential Utility Assistance Program.

Councilmember Taylor reported he met with the Mayor and brought up the ballfields and their great benefit to city residents and visitors. He mentioned the recent mountain bike festival and a Jeep jamboree. He praised the high school mountain bike team for winning the state championship again.

Councilmember Knuteson-Boyd reported she met with the Mayor and appreciated Sena Taylor's op-ed in the local paper regarding the Canyonlands Care Center.

Mayor Langianese reported the cut to federal food assistance (SNAP) will affect 588 local residents. She mentioned the CNHA and MIC food drives for affected federal employees. The Mayor mentioned the local preschool will visit City Hall on Halloween to parade costumes. She reminded listeners to return ballots to polling places and the next regular City Council meeting date would be Wednesday, November 12.

Adjournment:

Councilmember Knuteson-Boyd moved to adjourn the meeting. Councilmember Topper seconded the motion. The motion passed unanimously. The Mayor adjourned the meeting at 7:19 p.m.

APPROVED: _____ ATTEST: _____
Joette Langianese, Mayor Sommar Johnson, City Recorder