

**TREMONTON CITY CORPORATION
CITY COUNCIL MEETING
OCTOBER 21, 2025**

Members Present:

Wes Estep
Beau Lewis (Zoom)
Bret Rohde
Brandon Vonk
Blair Westergard
Lyle Holmgren, Mayor
Linsey Nessen, Interim City Manager
Cynthia Nelson, City Recorder

CITY COUNCIL WORKSHOP

Mayor Holmgren called the October 21, 2025 City Council Workshop to order at 5:59 p.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Mayor Holmgren, Councilmembers Estep, Lewis (via Zoom), Rohde, Vonk, and Westergard, Interim Manager Nessen, and Recorder Nelson. The following Department Head was also present: Public Works Director Carl Mackley.

1. Discussion on the Conflict of Interest ordinance found in 3-707 and addition of possible new language

Councilmember Rohde said a Planning Commission Member has brought this up several times. Our conflict of interest is stricter than State code. We set ours that way mostly to help employees as they join the Council to help protect them and the City. The big difference is when it comes to a conflict, our representatives remove themselves from the bench and do not participate in the discussion or vote. The State code allows for that to happen and specifies if you have a direct or indirect conflict in your household. We do not specify that. If we were to add something similar that narrows the vision to just within your household. Mayor Holmgren said we could adopt the State code and follow that. If it were to change, we would adjust to whatever the State code is. Councilmember Rohde said State code says you need to declare a conflict, but you can still participate in the discussion. Our code adds one more level to protect City employees from conflicts as a councilmember. That was the big drive behind it. If I have a conflict or owned a business, I would recluse myself and not participate in the discussion. Under State code, I could say I have a conflict, but still participate in the conversation and vote. Personally, I would still recluse myself because I feel it is a conflict of interest, but that is up to me to decide. Councilmember Vonk said I think we ought to change it to the State code. We are such a small community that there is going to be conflicts and people related to each other. Councilmember Rohde said I do not think those with a conflict should participate in the conversation. Under the current code, it requires us to do that. If we go back to the State code, then it is up to us as individuals. In all fairness, we have not been in that situation often. If we go back and change it to your household, that is going to reduce it even more. I think the debate is, do we recluse ourselves by code or by ethics? Councilmember Westergard said if we are going to adjust it, it is easier to just do the State code. Mayor Holmgren said that is a wise way to go and I think it removes a lot of

ambiguity in the code, making it clearer. I do not know that we have a decision, but maybe a direction. Councilmembers Lewis and Westergard both agreed they lean toward taking it to what the State has passed. Mayor Holmgren said maybe you can do more research and put this on the agenda for November. I wonder if this is one of those things, we have an attorney write up. They would continue this discussion in their next meeting.

2. Discussion on Ordinance 25-18 Temporary Land Use Regulations

Councilmember Rohde said we have been working on this ordinance and I wanted you to see the comments and changes that are taking place. We are working really hard to get this put together for discussion in November. We are trying to make it specific enough that it drives direction as to what we want to accomplish. Director Seedall has been very instrumental in making sure we are objective in what we are doing. We are making forward momentum. Councilmember Lewis said it is important we are not shackling ourselves to unintended consequences. Director Seedall has weighed in on that and I am grateful for that perspective. It has been helpful. I like the progress. Councilmember Rohde said I feel a collaboration on this, which has been great. Councilmember Westergard said I still do not see why we have to do the plan. I feel like we are still going to vote on the same stuff. Why do we have to have this? Councilmember Rohde said we are stopping so the Planning Commission can take time to put together this plan. We want the plan to drive the direction of future zoning. It could eliminate us having to come together to decide these rezones. If the plan is in place, then it should have guardrails so when someone says, I want to do this with this zone, it is set for that area. If the General Plan says, this is what this area is for and they request the rezone, it most likely will be a no, versus, just bringing everything to the Council and Planning Commission going through this process with every rezone. We are trying to streamline it so everyone has to do less work, and this would give us direction on where we want to go. It would be fun to get the Planning Commission engaged on this and get citizen input. We could do a lot of cool things with it over that period of time. It is not going to affect what Director Seedall is already doing.

3. Review of the agenda items identified on 7:00 p.m. City Council Agenda

The Council discussed a professional services agreement with Tremonton City and Jonathan Gochnour to serve as Medical Director. Mayor Holmgren said I understand this is the same contract as the previous medical services director. Nothing has changed, only the name. Councilmember Vonk, who has worked with him, said he is a stand-up guy who is really intelligent.

Next the Council discussed the contract agreement between Hemmco and Tremonton City for lobbying services on state and local government relations and appropriations. Mayor Holmgren said we have used Hemmco in the past to go after funding and they have been very successful. We are looking at going after funding to help with water projects. We need their expertise. Councilmember Lewis said the key is the relationships these guys have with people in State positions. There is a lot of value they add in obtaining opportunities for us. Mayor Holmgren said this is quite a bit more money we are going after and so it will require a little more each month. We do have the money to carry us through this budget year. Director Mackley said we need to put money into water

infrastructure and additional water supply. I love the fact that we are addressing what I perceive as urgent needs in the water infrastructure. This is good planning and some of these projects are the low hanging fruit. I am appreciative of the Mayor, Council, Manager Nessen, and everyone who understands this need.

Officer Greg Horspool discussed amendments to the land use code chapters. This is moving it into a different section to open up sections for new codes we have coming. Essentially, it all stays the same with some language changing. We will be changing and updating the chapter on how it is implemented and the process. This code has not been updated for quite some time. As we move forward, we will address this with our City attorney.

Mayor Holmgren said Trick-or-Treat on Main Street will be Friday, October 24. We are hoping all of you can make it to give out treats. Early voting is going on now. The General Election is November 4 so there will be no Council meeting that day. Councilmember Rohde said I would like to see us develop a City Council Google calendar to better share events.

4. ***CLOSED MEETING: No Closed Meeting held at this time.***
- a. ***Strategy session to discuss the purchase of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms; and/or***
 - b. ***Strategy session to discuss the character, professional competence or physical or mental health of an individual; and/or***
 - c. ***Strategy sessions to discuss pending or reasonably imminent litigation; and/or***
 - d. ***Discussions regarding security personnel, devices or systems***

The meeting adjourned at 6:47 p.m. by consensus of the Council.

CITY COUNCIL MEETING

Mayor Holmgren called the October 21, 2025 City Council Meeting to order at 7:00 p.m. The meeting was held in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Mayor Holmgren, Councilmembers Estep, Lewis (via Zoom), Rohde, Vonk, and Westergard, Interim Manager Nessen, and Recorder Nelson. The following Department Head was also present: Public Works Director Carl Mackley.

1. Opening Ceremony: Prayer – Mayor Holmgren and Pledge – Councilmember Vonk
2. Introduction of Council
3. Declaration of Conflict of Interest: None.
4. Approval of Agenda:

Motion by Councilmember Estep to approve the agenda of October 21, 2025. Motion seconded by Councilmember Rohde. Vote: Councilmember Estep - yes, Councilmember

Lewis - yes, Councilmember Rohde - yes, Councilmember Vonk - yes, Councilmember Westergard - yes. Motion approved.

5. Approval of minutes – October 7, 2025

Motion by Councilmember Lewis to approve the minutes of October 7, 2025. Motion seconded by Councilmember Westergard. Vote: Councilmember Estep - yes, Councilmember Lewis - yes, Councilmember Rohde - yes, Councilmember Vonk - yes, Councilmember Westergard - yes. Motion approved.

6. Years of Service Awards

- a. Sandra Dille, Assistant Librarian – 15 years

The Council thanked her for her years of service.

7. Public comments: None.

8. New Council Business:

- a. Discussion and consideration of approving Resolution No. 25-52 approving a professional services contract between Tremonton City and Jonathan Gochnour DO to serve as the Emergency Medical Services Medical Director

Motion by Councilmember Westergard to approve the resolution. Motion seconded by Councilmember Vonk. Roll Call Vote: Councilmember Estep - yes, Councilmember Lewis - yes, Councilmember Rohde - yes, Councilmember Vonk - yes, Councilmember Westergard - yes. Motion approved.

- b. Discussion and consideration of approving Resolution No. 25-53 approving a consultant agreement between Hemmco, LLC and Tremonton City for lobbying services on state and local government relations and appropriations with the Utah legislature and state government agencies

Mayor Holmgren said we have been working with Dave Stewart with Hemmco. He has gone after funding in the past and been very successful. He and his company have great relationship with State leaders, representatives, senators and those in government who can be beneficial to the City. Our purpose for this is to go after funding for water infrastructure and needs. We have had this partnership for years now and the cost is \$10,000 a month. Since there will be an increase in the amount of money they are going after, we are looking at updating that to \$15,000 a month. We have the funding. Director Mackley explained the projects this would help fund. We are trying to come into compliance with what has happened with our sanitary survey. We are looking at replacing 4.4 miles of piping in our roads. This was already in our capital facilities plan, we are just bumping it up earlier because my guys are spending too much time fixing leaks. There is an opportunity to purchase 500-acre feet of water. That would be above and beyond what we already have as water supply from the Bear River Water Conservancy District. In this resolution, it mentions two different sources of funding they could go after. One would be a legislative appropriation where the legislature has budget money. The other is State agency funds. When the State

gives grants, they also look at your compliance, so it makes sense we lump all these things together. What the City has done with secondary water is going to be extremely attractive to a lot of the State agencies. My personal experience is it is not what you know, but who you know. I have gone in front of the legislature asking for money and they regularly give money to people like Hemmco. Mayor Holmgren said this would be a three-and-a-half-year contract, but has some conditions. If we feel they are not performing or it is not working out, we have an escape clause to terminate with a month's notice and they can do the same. Councilmember Rohde said this has been successful in the past. Millions and millions of dollars have been brought in on this \$10,000 a month contract.

Motion by Councilmember Estep to approve the resolution. Motion seconded by Councilmember Westergard. Roll Call Vote: Councilmember Estep - yes, Councilmember Lewis - yes, Councilmember Rohde - yes, Councilmember Vonk - yes, Councilmember Westergard - yes. Motion approved.

- c. Discussion and consideration of approving Ordinance No. 25-20 amending Land Use Code Chapter 1.10 Sensitive Area Zone, Chapter 1.11 Sensitive Area Zone; Protection Area Zone, Chapter 1.13 Sexually Oriented Business Overlay Zone, and Chapter 1.15 Water Source Protection Overlay Zone

Motion by Councilmember Rohde to adopt the ordinance. Motion seconded by Councilmember Vonk. Roll Call Vote: Councilmember Estep - yes, Councilmember Lewis - yes, Councilmember Rohde - yes, Councilmember Vonk - yes, Councilmember Westergard - yes. Motion approved.

9. Consent Agenda

- a. Adoption of the 2026 Tremonton City Council Annual Meeting Schedule

Motion by Councilmember Estep to approve the Consent Agenda. Motion seconded by Councilmember Rohde. Vote: Councilmember Estep - yes, Councilmember Lewis - yes, Councilmember Rohde - yes, Councilmember Vonk - yes, Councilmember Westergard - yes. Motion approved.

10. Calendar Items and Previous Assignment

- a. Review of calendar

Mayor Holmgren said Trick-or-Treat on Main Street is October 24. Early voting is going on now. The General Election is November 4. The Christmas light show will begin November 26.

- b. Unfinished Business/Action Items: None.

11. Reports & Comments:

- a. Council Reports and Comments

Councilmember Estep said as always, I have to thank our department heads and employees. Good luck to everybody with the elections.

Councilmember Rohde said can we look into what it would take to get the speed limit down on Iowa String all the way to the third ward church? We need the police to enforce that better out there. In the next meeting can City staff report to us on the Rocket Road construction. A couple citizens have been concerned about the crosswalk by Dr. White's office (600 North 400 West). Director Mackley and his department graciously agreed to paint a crosswalk across there with the bars.

Councilmember Vonk said I have been working with a caseworker in town for personal reasons. She shared with me that our police department just hired her brother and went into great detail about why he decided to come to our community. It was based on the way we responded to the loss of our officers. Also, the way the families were financially supported in that loss. He felt very strongly that if something were to happen to him, he wanted to be in a community that would support his family. I look forward to meeting him.

Mayor Holmgren said I was hoping we would have the square available for the public by Trick-or-Treat on Main Street, but it sounds like they need a little more time. We are looking forward to the ribbon cutting and celebration on Veterans Day. A battle cross will be added to the area and the Children Statue will also go over there. It is going to be a real nice display.

12. ***CLOSED MEETING: No Closed Meeting held at this time.***

- a. ***Strategy session to discuss the purchase of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms; and/or***
- b. ***Strategy session to discuss the character, professional competence or physical or mental health of an individual; and/or***
- c. ***Strategy sessions to discuss pending or reasonably imminent litigation; and/or***
- d. ***Discussions regarding security personnel, devices or systems***

13. Adjournment.

Motion by Councilmember Rohde to adjourn the meeting. Motion seconded by Councilmember Estep. Vote: Councilmember Estep - yes, Councilmember Lewis - yes, Councilmember Rohde - yes, Councilmember Vonk - yes, Councilmember Westergard - yes. Motion approved.

The meeting adjourned at 7:25 p.m.

The undersigned duly acting and appointed Recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes for the City Council Meeting held on the above referenced date. Minutes were prepared by Jessica Tanner.

Dated this _____ day of _____, 2025.

Cynthia Nelson, City Recorder