

Meadow Town Council Meeting
November 17, 2025
Meadow Firehouse
7:33 p.m.

*****THESE MINUTES HAVE NOT BEEN APPROVED *****

Attendance: Mayor Gary Bishop, Councilmember Sunny Guild, Councilmember Channing Stott, Councilmember Justin Jensen, Councilmember Jim Beckstrand, Treasurer Haley Abplanalp, Clerk Monica Dearden, Lloyd Robison, Dennis Bond, Lynn Bond, Zane Murnan, Tony Cowley, Mark Cowley, Robert Beckstrand, Carlene Beckstrand, Dusty Mundy, Diane Mundy, Ryan Mundy, Andrew Flake, Camille Jensen, Allen Erickson, Andee Holdaway, Scott Beams

1. **Opening Ceremonies:** Opening ceremonies were held in the public hearing prior to this meeting.
2. **Review of minutes: Town Council Meeting- October 23, 2025:** Channing motioned to approve the edited minutes for the October 23, 2025 meeting. Sunny seconded. All were in favor.
3. **Declaration of conflicts with or personal interest in any agenda items:** Sunny will not participate in the Mundy discussion as her wife is a cousin to Ryan Mundy. Tony questioned if Channing should declare a conflict as they are related. Channing said 4th cousins does not seem to be a conflict for him to need to declare.
4. **Public agenda topics (time allocations for presentations is seven minutes. Additional time may be allocated to the topic as determined by the Town Council and/or Mayor to address questions or follow up with a presentation).**
 - a. **Ryan Mundy- Request for electric service outside of town:** Ryan shared a handout of proposal with those in attendance. (See attached) He is purchasing two and half acres of a ten acre parcel from his father Dusty Mundy. The entire property is outside of town limits. He plans to begin building a home there in the spring of 2026. This land already has a water meter installed from Meadow town that was traded for an easement many years ago. Ryan would like the town to consider a power connection also. It was shared that there are two poles across the street and both have transformers. Ryan said Dixie power would go underground across the road and there would be no major transmission lines, just a service line. Mayor Bishop wondered if some of the property may be in the well source protection zone, but Ryan says the east side of the property where he plans to build is not. Dusty asks when the ordinance was dated to not allow power outside of town. Ryan clarifies that he does not want to be part of the town, he just wants power. Channing would be in favor of giving him power. Justin stated that he would like to see Dixie Powers plan and

how everything would tie in. It was discussed that this decision would set a precedence for future decisions. Another aspect that was brought up is that Ryan does not own the property, but is petitioning Meadow Town to run power to property that is not owned by him. Channing stated that any person has the right to come to a meeting and ask. Jim does not feel it would be a big deal as it's just a service connection. Justin wonders if it would be a good idea to contact legal. Ryan stated that making this decision sooner is better for him so he can get moving on the process. Sunny will reach out to Dixie Power to get more information to continue the discussion at December's meeting.

5. Public comments: Issues and/or matters to be discussed and expressed by the public. (Limited to three minutes per person.)

- a. Lynn Bond: Lynn stated that he didn't have a question, just a comment. He's heard people talking about Mayor Bishop being both the Mayor and the Bishop and that being a conflict of interest. Lynn remembers this situation coming up three times and the others stepped down as Mayor, and if Gary had integrity, he too would step down as Mayor. Lynn also feels there is a conflict with the amount of time others in the community are allowed to talk, but the "back row" is shut off at exactly three minutes. Lynn noted that there was burial the previous Friday and that the headstone was moved and left in the road and wasn't moved back until the next Wednesday which is a liability to the town.
- b. Lloyd Robison: Lloyd said that Ryan has come a previous time asking for power out of town and that if it is approved the town will open themselves to lawsuits, there will be many and it will be severe. Breaking ordinances is a big door to open. Those are the rules, you do it for one, you have to do it for all. You can't discriminate.
- c. Tony Cowley: Tony asked why anyone would want to annex into the town if they can sit on the outskirts and not pay taxes and have hookups. More hookups mean buying power out of the pool. There are a lot of problems that come from this. The water ordinance changed in 2006 and since then, it's just not a good idea. Big money is coming.

6. Accounting Reports

- a. **Review and approve payments:** Monica went over the current claims with the council. Channing motioned to approve the payments including the Enbridge and Frontier billing as it comes in. Justin seconded. All in favor.
- b. **UAMPS bill payment:** Jim motioned to pay the UAMPS bill as it comes in. Sunny seconded. All in favor.

7. Water Department: Channing addressed the water leak on Center street and said any heat should be on him, not Andrew. Sagers excavation has been unavailable, another vendor was found and that should help with future situations. This particular leak has been fixed two times and it just keeps leaking in other areas and they feel that they need to redo an entire section of that line. He understands the frustration and also wants everyone to know they are trying to get it taken care of. Andrew shared that there is going to be some testing that

needs to happen and will be due in 2027. He is working on an application for some funding assistance. Allen asked about the fire hydrant by Vern Stewarts. It has broken off in the closed position. Andrew & Channing are aware. Mayor Bishop reminded folks to make sure they are checking for signs of water leaks over the period that water meters are not being read to help us hopefully stay ahead of a high billing and possible mess.

8. **Electrical Department:** Sunny reported that Dixie Power has fixed the poles that were mentioned in last month's meeting and also they put the holiday lights on the tree at the park. Scott Beams has a question about his meter at 375 E 100 S.
9. **Road Department:** Justin is looking at beginning the bid process for the crack sealing of the roads on the west side of town and also the North & South roads. The plows are out and ready to go and he will be doing some plow training to be ready for the snow when it comes.
10. **Parks and Cemetery:** Jim reported that the park is ready for winter. He also addressed Lynn's comment from earlier in the meeting about a headstone being off the plot for several days and shared that the funeral home had moved the headstone and not anyone from the town or contracted by the town. Mayor Bishop took a moment to thank Jim for the Veterans day display of flags at the park.
11. **Fire Department:** No business
12. **Planning and Zoning:** Andrew said that the Planning & Zoning commission will be happy to go over the proposed subdivision ordinance again and clear up what they can.
13. **Administrative**
 - a. **Ordinance review:** Title 5; Public Safety- Mayor Bishop reviewed some of the sections with the counsel and said there are some misconceptions that could occur. The ordinance reads "it is unlawful to discharge any firearm, and any loaded with powder in town limits. All fireworks are forbidden. It seems that we keep finding things in ordinances that are not applicable. Justin wonders who enforces these.
 - b. **Holiday thank you for employees:** In the past there has been a Holiday thank you given to employees of a \$50 check and a \$25 gift certificate that has varied. Is this something that the council would like to continue? Justin said the employees do a great job and he would support that. Channing made a motion to continue this in the amount equaling out to \$75. Jim seconded the motion. All were in favor.
 - c. **Discussion and possible approval of Subdivision Ordinance:** Mayor Bishop asked how the council was feeling about making possible decisions on the proposed subdivision ordinance. Justin would like to see Andrew and Mark compare notes. Channing would like to just make a decision and not keep kicking the can down the road. Channing motions to approve and adopt the ordinance. Sunny feels that we need to understand and clear up discrepancies. There is no second, so the motion fails. Mayor Bishop asked for this to be included on December's agenda.
14. **Other business:**

- a. Mayor Bishop noted that Meadow Town had their annual agreed upon procedures audit on November 10th and we should have the final copies for the December or January meeting. They found no fraud, waste or abuse. The only thing they noted was that a few things are missing from the fee schedule, including cemetery fees and business licence fees. Monica will begin reworking that fee schedule.
 - b. Mayor Bishop and the council checked their schedules to make sure the regularly scheduled meeting date would work. The December meeting will be held on December 15th at 7:00 pm.
 - c. Mayor Bishop noted that he received a follow up email from Johnathan Jennings clarifying the cloud seeding with drones is happening because of the \$50,000 that is being paid to supplement the grant of \$350,000. Meadow should expect to receive an invoice for up to \$5,000 soon. A copy of this email was given to all the council members.
 - d. The council also received an email from our insurance providers answering the questions we asked about heavy equipment coverage.
 - e. Mayor bishop reminded the council and those attending that there would be no billing assessed in December.
- 15. Closed Session (UCA 52-4-205 & 205) to discuss one or more of the following (if necessary): The character, professional competence or physical or mental health of an individual; collective bargaining; pending or reasonably imminent litigation; the purchase, exchange, or lease of real property, including any form of a water right or water shares; the sale of real property, including any form of water rights or water shares; deployment of security personnel, devices or systems; investigative proceedings regarding allegations of criminal misconduct; contract negotiations, the disclosure of which would be detrimental to the city's bargaining position.**
- 16. Any action necessary as a result of the Closed Session:** No closed session was held.
- 17. Adjourn:** Justin motioned to adjourn the meeting. Sunny seconded the motion. All were in favor.

Monica Dearden
Meadow Town Clerk