

Town Council Meeting

November 19, 2025

Elected Officials Present: Mayor Neil Brown, Councilmembers: Eric Hazelet, Brenan Jackson, Curtis Thomas

Absent: Councilman Grant Lundberg

Staff Present: City Clerk Lucinda Thomas, Deputy Clerk Nicole Preston, Planning Chairman Avery Fitzgerald, Chief William McMullin

Public Present: Bethany, Sean, Steve Bateman, David Zeeman, Shelley Bateman, Katie Taylor, Renae Gheen, Mark Gheen, Haylee Frohlich, Chance Bateman, Cooper McMullin, David Gellner, Justin Faulkner, Richard Bardcusues, Tami Moody, Rite Ruderman, Curt Shaw, Sheila Shaw, Ben Carson, Ray Carter, Shyanne Carter, Lisa Olsen, Jared Steele, Macie Steele

1. Call to Order – Mayor Neil Brown called the meeting to order at 7:00 pm.

- a. Daron Hughes gave the opening prayer.
- b. Mayor Neil Brown led the pledge of allegiance.

2. Open the canvassing to certify the 2025 Municipal Election

- a. Councilman Brenan Jackson made a **Motion** to open the Canvas. Councilman Curtis Thomas **Second** and the motion **Passed** all in favor.
 - i. Mayor Neil Brown – YES
 - ii. Councilman Grant Lundberg – absent
 - iii. Councilman Curtis Thomas – YES
 - iv. Councilman Eric Hazelet – absent
 - v. Councilman Brenan Jackson – YES
- b. Councilman Eric Hazelet joined the meeting
- c. City Recorder Lucinda Thomas then read the canvas documents
- d. Councilman Brenan Jackson made a **Motion** to certify the results of the November 4th, 2025, Municipal General Election, and to certify the election of 2025 to be Neil Brown as Mayor for a four-year term, and Chad Coburn and Grant Lundberg as councilmembers for four-year terms Brenan Jackson as a councilmember for a two-year term. Councilman Curtis Thomas **Second** and the roll call vote was as follows:
 - i. Mayor Neil Brown – YES
 - ii. Councilman Grant Lundberg – absent
 - iii. Councilman Curtis Thomas – YES
 - iv. Councilman Eric Hazelet – YES
 - v. Councilman Brenan Jackson – YES

3. Closing of the Canvassing of the 2025 Municipal Election.

- a. Councilman Brenan Jackson made a **Motion** to close the Canvas, Councilman Curtis Thomas **Second** and the motion **Passed** all in favor
 - i. Mayor Neil Brown – YES
 - ii. Councilman Grant Lundberg – absent
 - iii. Councilman Curtis Thomas – YES
 - iv. Councilman Eric Hazelet – YES
 - v. Councilman Brenan Jackson – YES

4. Approval of Minutes for October 15, 2025

- a. Councilman Curtis Thomas made a **Motion** to approve the minutes for the October 15, 2025. Councilman Grant Lundberg **Second** and the motion **Passed** all in favor.
 - i. Mayor Neil Brown – YES
 - ii. Councilman Grant Lundberg – absent
 - iii. Councilman Curtis Thomas – YES

- iv. Councilman Eric Hazelet – YES
- v. Councilman Brenan Jackson – YES

5. Approval of Expenditures

- a. Councilman Eric Hazelet made a **Motion** to approve the expenditures in the amount of one hundred forty-eight thousand four hundred and one dollars and seventy-two cents (\$148,401.72). Councilman Curtis Thomas **Second** and the motion **Passed** all in favor.
 - i. Mayor Neil Brown – YES
 - ii. Councilman Grant Lundberg – absent
 - iii. Councilman Curtis Thomas – YES
 - iv. Councilman Eric Hazelet – YES
 - v. Councilman Brenan Jackson – YES

6. Approval of Work Orders

- a. There were no work orders to approve.

7. Commission & Staff Reports

- a. **Police Chief Report** – was not in attendance.
- b. **Fire Chief Report** – Chief McMullin reported on the checks that had been received for fires worked outside of the jurisdiction. Mayor Brown asked Chief McMullin if there had been any progress on the shared cost with Spanish Fork Metals for the water line on Highway 141 or state road, he reported that he hadn't made any progress yet but will work on it. Mayor told them that this would be the best time of year to install it, so it may now have to wait another year.
- c. **Planning Commission Report** – Chairman Fitzgerald reported that the commission had no meeting this month so there was nothing to report. He is in attendance though as there are several items that came to the Town Council as recommendations from the Planning Commission two months ago.

PUBLIC FORUM

Corrine Aagard – She feels concerned with people coming to the council and asking them to deal with their neighbors. There is a discussion item on the agenda about lighting requirements and/or pole height, and she feels that getting involved with neighborhood disagreements only leads to more regulations and she is not for that. Instead, she would say that we should encourage them to find other ways to help deal with the lights like black out curtains etc.

Macie Steele – She handed the councilmembers a copy of what she planned to read to the council. She stated how she has moved here to live the rural lifestyle and her deep-rooted love of the Rodeo way of life. They have continued to develop their property including their roping arena. She stated that she has continued to seek guidance from city officials making sure that any improvements that they make meets the City Code. She spoke about how her home has been vandalized after the light poles were brought in and how there has been times where intimidation tactics have been tried. She reiterated that the town has everyone sign agricultural activities form when they build in Genola that talks about how agricultural activities are part of the way of life in Genola. She believes that Rodeo is a way of life not just a hobby.

Ray Carter – He stated that he is in support of the lights at the arena and he is excited to have the arena in this area. He brought up case studies that show that shows that, he brought up a case study that ruled that training of horses or livestock is an agricultural activity, and that someone who tries to limit that ability it wrong.

8. Discussion with David Gellner an engineer with Rocky Mt Power, who will give a brief presentation and update about the route through Genola and the overall process.

- a. Rita Ruderman with Power engineers, contracted with Rocky Mountain Power, for the routing and engineering for the high transmission line project. She came to give an update to the council on the proposed high transmission line. She stated that they are still going forward with the latest plan that was presented to the town where the line will run through the very north end of town. They are hoping that construction will begin in 2026 and that it will be completed in 2028.

112 **9. Discussion and possible action on a discussion with David Zeeman for lighting heights and**
113 **restrictions.**

- 114 a. Mr. Zeeman asked that the council consider height requirements of 18-20 feet for lights not just
115 for arena's but for sport courts, use lights within residential subdivisions. He stated that currently
116 there are no ordinance for regulating lighting fixtures but feels that this can be detrimental to
117 property values. He stated that other nearby communities, including Spanish Fork and Elk Ridge
118 have restrictions on light pole height and have lighting requirements. He is proposing that lights
119 be kept at a reasonable height, and that light be kept on their own property, help reduce glare on
120 the roads, and if possible, institute a reasonable time for lights to be turned off. He feels that this
121 would help keep Genola's Rural charm as the community continues to grow. He thanked the
122 council for their time. Mayor Brown asked if he had a proposed ordinance change, he stated no
123 as this would have to be a city discussion. There was no action taken on this item.
124

125 **10. Discussion and possible action on an amendment to Development Standards ordinance 2025-**
126 **08**

- 127 a. City Attorney Josh Nielsen clarified that the draft that is in front of the council, is not the draft that
128 was proposed by the Planning Commission but a revised draft by Mayor Brown.
129 b. Mayor Brown gave a history of the reason that this discussion came to be. He explained that
130 there was a proposal of a subdivision in a wetland area and they proposed that there be multiple
131 septic tanks on one lot. The proposal was able to be shot down because the town wouldn't sign
132 off on the proposal with septic tanks crossing public roads, but it was also noted that the town
133 needed to have some regulations on septic tanks and this is why the proposal was in front of the
134 council at this time.
135 c. They discussed the proposed document, and it was discussed that an edit needed to be made to
136 say all components of a septic system must be located on the parcel it serves
137 d. Councilman Brenan Jackson made a **Motion** to approve Ordinance 2025-08 with the
138 amendments in language of all components of a septic system. Councilman Curtis Thomas
139 **Second** and the motion **Passed** all in favor.
140 i. Mayor Neil Brown – YES
141 ii. Councilman Grant Lundberg – absent
142 iii. Councilman Curtis Thomas – YES
143 iv. Councilman Eric Hazelet – YES
144 v. Councilman Brenan Jackson – YES
145

146 **11. Discussion and possible action on adopting 2025-09 a proposed amendment to the R-1 Zoning**
147 **and building in a public utility easement.**

- 148 a. Mayor Brown gave a history of how this discussion came to be. He spoke about how some
149 residents have wanted to build accessory buildings on their property and have wanted to put it
150 closer to their property line, but have been unable to because of the Public Utility Easements that
151 are on the property. Often these easements have no utilities in them and the Planning
152 Commission was looking at different ways to allow residents to use more of their land. They
153 discussed the state code and the options that the planning commission presented. Including the
154 option of signing a liability waiver, or with the abandonment of the easement through legal
155 description or amended plat. Mayor Brown, stated he would rather see us abandon the
156 easement instead of a liability waiver. City Attorney Nielsen stated that the state code leans more
157 for the removing of the easement verses the acknowledging of a liability. It was suggested that
158 there be a proposed map for Public Utility Easements so that everything can still match up.
159 b. City attorney Nielsen asked the council if they are comfortable passing anything tonight. He
160 stated that the Planning Commission has been discussing this for almost a year, and recognized
161 that the council might need a little bit more time. He reminded the council that plats maps are no
162 longer signed off by the Town Council but instead by the Development Review Committee and
163 the Planning Commission.
164 c. Mayor Brown asked the Planning Commission Chair if he was comfortable owning the process of
165 vacating the public utility easement. He stated that they would be fine with it, but he would prefer
166 to require all utilities to just go through the roadways. They discussed public input and he
167 reported that there had been a lot of public input including public hearings and the public coming

to the meetings often to share their opinions. His personal opinion was that the easements should be vacated not just have liability acknowledged. Mayor Brown agreed that this could cause the town to have liabilities because the Town said that they could build in the public utility easement.

- d. The Council decided that they would rather table this agenda item until there is a complete proposed ordinance ready for them to look at. Mayor Brown stated that he would draft the ordinance.

12. Discussion and possible action on adopting Ordinance 2025-10 an ordinance for floodplain regulations.

- a. Mayor Brown explained that FEMA is working on updating their floodplain maps. This ordinance would be required, and the Town follows it so that someone who builds within a floodplain can get flood insurance. They noted that there are some items in the proposed ordinance from FEMA that include things like coastal flooding which obviously doesn't apply to Genola. They asked Mr. Nielsen to go back through and review the edits that Mayor Brown proposed and take out any unnecessary sections and bring them back next month for review.

13. Discussion and possible action on an amendment to the Cemetery Policies and Procedures and software to be able to keep records and have internet access to find graves and information.

- a. They discussed the need to have software to help with the cemetery and to better keep track of the records that need to be kept. They discussed the history, that Spacial Generations with JUB mapped out the cemetery for the Town, however, when City Recorder Lucinda Thomas came into the office there were no cemetery records. She has now put all the records into the Pelorus which is our accounting/water billing software. She has received bids from other companies who do this type of work. They reviewed the bids and discussed what features are available through the different proposals. They discussed the proposals from Spacial Generations, Chronicle, CemSites and Sunrise Engineering. They discussed the different benefits of and costs of the proposals and how they could benefit the town. Councilman Thomas expressed real concerns about whether the cost of the software. The council discussed if there was a need for the software. The council asked to discuss this further at the next meeting so that they have more time to review the proposals.

14. Discussion and possible action regarding Strawberry Valley Project and water required for development.

- a. Mayor Brown stated that he is very worried about the state of the Town's Secondary water as there has been a new law passed that allowed the use of Strawberry Water to now be removed from the land and sold, as well as be used for other purposes not just agricultural. The Town has enough water culinary water rights to supply the town with culinary water if it is built out completely at 2.5 acres, but if people sell their water rights and then try to use the culinary water to water their 2.5 acres, he feels that the town could have some serious problems. He would like the Town to consider requiring only at development that the developers will need to sell their water rights to the town, and then the town would then in return rent that water out to the landowners. Councilman Thomas has some strong concerns and felt that requiring the residents to sell their water rights would be taking away the resident's property rights. They discussed at length different ways that could help protect the town, but also not take away a resident's property rights. Mayor Brown asked the council to continue to think about this topic and they will talk about it again at a later date.

15. Council Comments

- a. **Mayor Neil Brown** – There is a committee that has been formed by the department of Air Quality to help make recommendations to the State Legislature on how to improve the mitigation of dust, monitoring systems, and options for addressing violations. Mayor Brown has been invited to sit on that committee. He stated that he is one of two municipal representatives, elected officials from the state legislature, from Congressman Burgess Owens office, several from gravel pits organizations, different environmental activist organizations, with a total of approximately 40

people. Their first meeting was held and they discussed a variety of topics and they were asked to bring back several ideas that they could present. He has another meeting in a couple of weeks, and he is encouraged that there is some cooperation to work together to help solve this problem for the state.

He reported that the division of Air Quality has agreed to put one of their monitors in our community. We don't know yet where they plan on putting it. There are a couple of requirements including an internet connection and power. He will be taking them around through the community to show them a couple of proposed sites, but it will ultimately be up to them as to where it is put. This monitor will help them know the quality of our air quality 24/7. He feels that this is a huge win for the community and the protection of our town. He stated that the next meeting is held on December 4th and he is hoping to have some good proposals to present to the legislature.

He gave an update about the CUP water project, and how the water can possibly benefit the town. He talked about how this water can help us with access to both secondary and culinary quality water. We still don't know what the fee will be, and we will need to start to receive the water in about 10 years from now.

b. **Councilmember Eric Hazelet** – He still has concerns about the main street and 800 south stop sign and he would like to see it moved out further. Mayor Brown stated that with his discussions with UDOT they strongly advised against it as it would be a huge liability for the town.

c. **Councilmember Curtis Thomas** – He asked about water supply and what water rights we had; it was clarified that we have enough water rights to cover a build out of 2.5 acre lots but also is only if there is actually enough water in the aquifer.

d. **Councilmember Brenan Jackson** – He wanted to recognize a couple of young people who are in attendance at the meeting and he wanted to commend them on coming to the meeting and being a part of their local community.

e. **Councilman Grant Lundberg** – was excused from the meeting

16. Motion to Adjourn

a. Councilman Curtis Thomas made a **Motion** to adjourn. Councilman Brenan Jackson **Second** and the motion **Passed** all in favor.

i. Mayor Neil Brown – YES

ii. Councilman Grant Lundberg – absent

iii. Councilman Curtis Thomas – YES

iv. Councilman Eric Hazelet – YES

v. Councilman Brenan Jackson – YES

b. The meeting was adjourned at 9:20pm

Minutes prepared by Deputy Clerk Nicole Preston

Minutes Approved on: December 10, 2025

Lucinda Thomas

Lucinda Thomas City Recorder