

VERNAL CITY

NOTICE OF PUBLIC MEETING

TO THE PUBLIC AND RESIDENTS OF VERNAL CITY: Notice is hereby given that the **VERNAL CITY COUNCIL** will hold a regular meeting on *February 4, 2026 at 6:00 p.m.* in the Vernal City Council Chambers at 374 East Main St, Vernal, Utah.

A G E N D A

OPENING CEREMONY

1. Invocation or uplifting thought
2. Pledge of Allegiance

STANDING BUSINESS

3. Approval of the Minutes of the Regular City Council Meeting held January 21, 2025

PUBLIC BUSINESS

4. Request for Sponsorship, Blow Wishes for Emily - Mark Stratton
5. Request for Sponsorship, Marvelous Xtreme Bull Madness - Tonja Lofthouse

POLICY AND LEGISLATION

6. Consider acceptance of Annexation Petition from Michael Eskelson for Briar Creek Subdivision and N&E Properties - Quinn Bennion
7. Presentation regarding Geo-grid District and consider approval of a Phase 1 study - Keith Despain
8. Consider approval of a demolition contract with Alta Construction for the demolition of the motel portion on Lamplighter block - Keith Despain
9. Consider the approval of Ordinance No 2026-02, Adopting the 2006 Utah Wildland-Urban Interface Code, as adopted under Utah Code § 15a-2-103 - Braeden Christofferson
10. Consider the approval and appointment of Chair and Vice Chair positions of the Vernal City Planning Commission - Braeden Christofferson
11. Consider the approval of the Vernal City Planning Commission Schedule - Braeden Christofferson

STAFF REPORTS

CLOSED SESSION

By motion of the Vernal City Council, pursuant to Utah State Code Title 52, Chapter 4, sections 204 and 205, the City Council may vote to hold a closed session for any of the purposes identified in that chapter.

ADJOURN

NOTE: Supporting documentation for this meeting can be found by visiting the Vernal City website at www.vernal.gov and in the Utah Public Notice Website www.utah.gov/pmn

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Sara Bell, City Recorder, at 374 East Main, Vernal, Utah 84078 or phone (435)789-2255 at least three days before the meeting. The order of agenda items may change to accommodate the needs of the City Council, staff, and/or public.

MEMORANDUM

TO: Mayor & City Council

From: Quinn Bennion, City Manager

RE: Agenda Items for February 4, 2026 Council Meeting

SPECIAL COUNCIL MEETING - WORK SESSION - 5PM

1. **Review of the Lamplighter Concept Plans** - Quinn Bennion. The concept plans for the Lamplighter block will be reviewed by the City Council. The plans reflect an extensive public engagement process, which included site visits last spring, stakeholder interviews, a public open house, a resident survey, a comment table at balloonfest, and an additional resident preference survey. The feedback, comments, and themes from these efforts were compiled and incorporated into the concept plan. A representative from Terracon will present the plans, listen to feedback, and take notes for potential revisions.

REGULAR CITY COUNCIL MEETING

PUBLIC BUSINESS

4. **Request for Sponsorship, Blow Wishes for Emily** - Mark Stratton. This event is a charity fund-raiser and has received City funding for several years.
5. **Request for Sponsorship, Marvelous Xtreme Bull Madness** - Tonja Lofthouse. This event is held annually and has received City funding for several years.

POLICY AND LEGISLATION

6. **Consider acceptance of Annexation Petition from Michael Eskelson for Briar Creek Subdivision and N&E Properties** - Quinn Bennion. The City received a petition from the developer of the new Briar Creek Subdivision at 1500 S and 500 W. It is becoming increasingly difficult to secure water hook-ups from Ashley Valley and the developer desires to annex into the City to know that water will be available for the current phase and future phases of the development.
7. **Presentation regarding Geo-grid District and consider approval of a Phase 1 study** - Keith Despain - This presentation is a follow up to our previous discussions with council. At the December meeting several questions were asked about the Phase 1 study and what its value is to the city. The City's participation is \$20,000 for the Phase 1 study. Matt Garlick from Grey Edge Group will be in attendance (possibly streaming) to step the council through the

study and list the benefits to the city and potential users of the system. As an expert in the geothermal field, he will answer the questions and define what opportunities may be available to the city, its residents, government buildings and businesses.

8. **Consider approval of a demolition contract with Alta Construction for the demolition of the motel portion on Lamplighter** - Keith Despain - At the last city council meeting, the 14 demolition bids were reviewed. After awarding the demolition work to the low bidder, Alta Excavation, they have provided a certificate of insurance and have signed the contract (in the packet). It is requested that the council approve the contract. The contractor plans to begin demolition on February 9, 2026. Once the contract is signed and the notice to proceed has been sent, the site is the responsibility of the contractor including salvage, safety and demo work.
9. **Consider the approval of Ordinance No 2026-02, Adopting the 2006 Utah Wildland-Urban Interface Code, as adopted under Utah Code § 15a-2-103** - Braeden Christofferson. This is a follow-up discussion from the December meeting. A joint open house was held on January 27th for public information and feedback regarding the Wildland Urban Interface (WUI). The Vernal map has been updated significantly since Council reviewed it. The only area remaining within the Moderate Wildfire Hazard Potential designation that contains structures is Mile High trailer park at Main and 1500 W. This parcel is large and includes unmanaged vegetation. The other designated areas within Vernal City are undeveloped parcels.
10. **Consider the approval and appointment of Chair and Vice Chair positions of the Vernal City Planning Commission** - Braeden Christofferson - Consider the Approval of the positions on Planning Commission Chair and Vice Chair - Stephen Lytle (Chair) and Samantha Chapoose (Vice Chair).
11. **Consider the approval of the Vernal City Planning Commission Schedule** - Braeden Christofferson - Approval of the schedule for which was approved by Planning Commission - for the 2nd Tuesday of every month at 5:30pm.

CLOSED SESSION -

-Strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, or to discuss a proposed development agreement, project proposal, or financing proposal related to the development of land owned by the state or a political subdivision

-Strategy sessions to discuss the sale of real property, including any form of a water right or water shares

1 **M**INUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD,
2 **JANUARY 21, 2026** at 6:00 p.m. in the Vernal City Council room, 374 East Main,
3 Vernal, Utah 84078.

4
5 **PRESENT:** Councilmembers Robin O’Driscoll, Randel Mills, Ed Long, and Nick Porter and
6 Mayor Corey Foley. Councilmember Ted Munford was excused from the meeting.

7
8 **WELCOME:** Mayor Corey Foley welcomed everyone to the meeting.

9
10 **INVOCATION OR UPLIFTING THOUGHT:** The invocation was given by Councilmember
11 Ed Long.

12
13 **PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by Councilmember Nick
14 Porter.

15
16 Mayor Corey Foley thanked leaders and staff involved with the Vernal Youth City Council trip to
17 the Local Officials Day held at the Utah State Capitol. He emphasized that the program is great
18 for youth in the community.

19
20 **APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD**
21 **JANUARY 7, 2026** *Councilmember Nick Porter noted minor spelling changes needed. With no*
22 *further changes, Councilmember Ed Long moved to approve the minutes of the Regular City*
23 *Council Meeting held January 7, 2026. Councilmember Robin O’Driscoll seconded the motion.*
24 *The motion passed with Councilmembers Mills, O’Driscoll, Long, and Porter voting in favor.*

25
26 **REQUEST FOR SPONSORSHIP OF EVENT: BOOTS AND BUCKLES - BRINLEY**
27 **HOLT**

28 Brinley Holt presented an overview of her proposed event, Boots and Buckles, explaining that its
29 purpose is to provide activities for out-of-town visitors while creating opportunities for local
30 vendors to sell their products. She stated that local vendors would be given first priority for booth
31 space, with additional vendors, including food trucks and out-of-town participants, allowed if
32 space remains. Ms. Holt noted that 25 vendors are currently committed, with 127 vendor contracts
33 distributed, and estimated attendance at approximately 2,500 people. She also acknowledged that
34 a previous event suffered from limited advertising and emphasized the importance of improved
35 promotion for this event.

36 Council members asked questions regarding timing, vendor competition, funding eligibility, and
37 overall impact. Ms. Holt explained that the event would not conflict with rodeo or Chamber of
38 Commerce vendor events and that vendors have been informed of their options. She clarified that
39 booth rental fees are intended only to cover the conference center rental and that she is seeking
40 City assistance solely for advertising costs. She stated that she has reached out to local businesses
41 for sponsorships and confirmed that all applicable sales tax requirements would be met.

42 Council discussion focused on whether the request aligned with the City’s sponsorship criteria and

MINUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD JANUARY 21, 2026

43 available funding. City Manager Quinn Bennion gave an overview of the City’s sponsorship
44 criteria, and explained that the request would fall under the miscellaneous category. This category
45 gives priority to events that promote Vernal commerce, and for-profit events receive lower priority.
46 It was noted that City contributions must remain under 25 percent of the total event budget and
47 that funding requests over \$1,000 are uncommon. Council expressed general support, with
48 consensus indicating that a contribution of up to \$1,000 would be appropriate.

49
50 *Councilmember Ed Long motioned to approve the sponsorship of \$1,000 for the Boots and Buckles*
51 *event as presented. Councilmember Randel Mills seconded the motion. The motion passed with*
52 *the following roll call vote:*

- 53
- 54 *Councilmember Mills..... aye;*
- 55 *Councilmember O’Driscoll..... aye;*
- 56 *Councilmember Long..... aye;*
- 57 *Councilmember Porter..... nay;*
- 58
- 59

60 **CONSIDER THE APPROVAL OF RESOLUTION 2026-02, SUPPORTING**
61 **PARTICIPATION IN THE AARP NETWORK OF AGE FRIENDLY STATES AND**
62 **COMMUNITIES - QUINN BENNION**

63 City Manager Quinn Bennion introduced Cheryl Meier, Director of Uintah Special Service District
64 1, explaining that she had invited Vernal City and other local municipalities to consider a
65 proclamation supporting participation in AARP’s Age-Friendly Communities initiative. Mr.
66 Bennion noted that Vernal City already considers accessibility, mobility, and aging-related needs
67 in its planning, budgeting, and capital projects, including sidewalk repairs, ADA ramps, and
68 downtown improvements. He described the proclamation as a statement of intent acknowledging
69 that the City is working toward being age-friendly, with no required financial commitment or
70 formal designation.

71
72 Ms. Meier provided background on the initiative, explaining that it grew out of discussions with
73 AARP following her presentation at the Get Healthy Utah Conference. She emphasized that
74 participation carries no financial obligation and that the proclamation is voluntary, intended to
75 show collaboration among the County, Vernal City, and other communities in supporting healthy
76 aging. She explained that participation could strengthen future applications for small AARP grants,
77 potentially up to approximately \$15,000, and that the first step would be a community needs
78 assessment addressing areas such as housing, transportation, outdoor spaces, civic participation,
79 communication, social inclusion, and health services.

80
81 Ms. Meier discussed a potential use of grant funding to provide no-cost personal training services
82 for older adults at the Recreation Center, particularly for rehabilitation and long-term health
83 maintenance. Council discussion addressed the scope of such a program, estimated costs, and the
84 number of individuals who could be served, with staff noting that \$15,000 could fund
85 approximately 600 hours of one-on-one training. Council members expressed support for the
86 concept, noting that the proclamation reflects existing City practices and priorities, while

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87 acknowledging ongoing needs related to sidewalk conditions and accessibility improvements that
88 are addressed annually through the City’s budgeting and capital planning process.

89
90 *Councilmember Nick Porter motioned to approve Resolution 2026-02 Supporting Participation in*
91 *the AARP Network of Age Friendly States And Communities as presented. Councilmember Randel*
92 *Mills seconded the motion. The motion passed with the following roll call vote:*

- 93
- 94 *Councilmember Mills..... aye;*
- 95 *Councilmember O’Driscoll..... aye;*
- 96 *Councilmember Long..... aye;*
- 97 *Councilmember Porter..... aye;*
- 98
- 99

CONSIDER APPROVAL OF THE SELECTION OF THE DEMO CONTRACTOR FOR THE LAMPLIGHTER MOTEL - KEITH DESPAIN

100 Public Works Director Keith Despain presented the next phase of the Lamplighter Block project.
101 He recalled that in previous Council meetings, Council had recommended allowing local charities
102 to recover usable materials from the site. This salvage process benefitted six local charitable
103 organizations. With significant material remaining, staff proceeded with bidding for demolition of
104 the exterior motel portion of the property. Mr. Despain reported that 14 bids were received, ranging
105 from \$134,972 from Alta Excavation to \$548,900, with an average bid of approximately \$262,000.
106 Four bids were under \$200,000, and staff recommended awarding the contract to Alta Excavation
107 as the lowest responsible bidder.
108

109
110
111 Quinn Bennion noted that approval at this stage would select the contractor, with staff using the
112 following two weeks to finalize contract documents. He emphasized that no work would begin
113 until the contract was fully executed. Councilmember Randel Mills raised a question regarding
114 local contractors, and Mr. Despain confirmed that local contractor Patriot Precision had submitted
115 the third lowest bid at \$168,000, which fell out of range of the City’s five percent local contractor
116 preference. Councilmember Ed Long asked about the anticipated contract timeline and completion
117 date, and Mr. Bennion stated that liquidated damages and security provisions would be included,
118 with completion dates tied to contractor-proposed timelines and enforceable through the contract.
119

120 Councilmember Randel Mills also expressed concern based on past experiences with low bids on
121 other projects and asked whether dump fees were included in the bid, and Mr. Despain confirmed
122 that they were. Mayor Corey Foley raised questions regarding public safety, site access, fencing,
123 and liability during demolition, particularly related to public access and salvage activity. Mr.
124 Despain stated that once the contract is signed, responsibility for fencing, sidewalk and shoulder
125 closures, and site security would rest with the contractor. City Attorney Michael Harrington
126 confirmed that contract language would assign liability to the contractor.
127

128 *Councilmember Ed Long made a motion to approve awarding the demolition contract to Alta*
129 *Excavation at \$134,972. Councilmember Nick Porter seconded the motion. The motion passed*
130 *unanimously with the following roll call vote:*

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- Councilmember Mills*..... aye;
- Councilmember O’Driscoll*..... aye;
- Councilmember Long*..... aye;
- Councilmember Porter*..... aye;

CONSIDER THE APPROVAL OF CIB FUNDING TERMS FOR THE MAJOR ROADWAY REHABILITATION PROJECT - KEITH DESPAIN

Keith Despain presented the next item on the agenda, the consideration of approval of Community Impact Board (CIB) funding terms for the Major Roadway Rehabilitation Project. He explained that the City applied in October 2025 for \$3.4 million to rehabilitate several major roadways throughout Vernal City, primarily through chip seal treatments, with 500 South proposed for a mill and overlay. After initially receiving partial funding due to CIB financial constraints, staff requested reconsideration, and the CIB subsequently approved the full request structured as a \$1.7 million grant and a \$1.7 million loan at 0.5 percent interest over 10 years. Mr. Despain stated that staff was seeking Council approval to accept the funding terms and proceed with the project.

Council members asked questions regarding loan repayment, funding stability, and project scope. Mr. Despain explained that the loan would be repaid using annual B & C Road Funds received from the State, which currently total approximately \$500,000 per year and have remained consistent, with an increase in recent years benefiting rural cities. Councilmember Nick Porter asked about existing obligations tied to B & C Road Funds, and staff confirmed there is no current road-related debt beyond CIB loans. Mayor Corey Foley asked whether the funding amount was sufficient to cover the planned chip seal and overlay work, and Mr. Despain confirmed that the engineer’s estimates support the proposed budget. Councilmembers also discussed potential coordination with the Transportation District, construction timing, and how other infrastructure projects, including planned water and sewer work on 100 North, could affect scheduling.

Additional discussion addressed roadway conditions and maintenance limitations. Councilmember Porter asked whether surface irregularities, such as washboarding on Vernal Avenue, would be corrected. Mr. Despain explained that chip seal treatments preserve existing road profiles rather than correcting underlying surface issues. Council expressed appreciation for staff’s efforts, noting Councilmember Ed Long’s participation in the CIB presentation.

Councilmember Ed Long made a motion to approve the CIB funding terms for the Major Roadway Rehabilitation Project, seconded by Councilmember Nick Porter. The motion passed unanimously with the following roll call vote:

- Councilmember Mills*..... aye;
- Councilmember O’Driscoll*..... aye;
- Councilmember Long*..... aye;
- Councilmember Porter*..... aye;

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175 Mayor Corey Foley thanked Keith Despain and Councilmember Ed Long for their work on the
176 CIB application and noted that the project represents a significant benefit to the community. Mr.
177 Despain added that one advantage of the chip seal process is that roadways remain drivable during
178 construction, minimizing disruptions to the public.

179
180 **CONSIDER THE APPROVAL TO MOVE FORWARD WITH THE SEWER MASTER**
181 **PLAN UPDATE - KEITH DESPAIN**

182 Keith Despain presented the next item for consideration of approval to move forward with an
183 update to the Sewer Master Plan. He provided background, explaining that the original master plan
184 was completed in 2009 through a joint effort of the Sewer Management Board and three sewer
185 districts in the Ashley Valley, with the Sewer Management Board serving as the lead entity. The
186 plan included comprehensive surveying and mapping of manholes and connecting pipes, as well
187 as development of a hydraulic model to analyze system flows, capacity, and infrastructure
188 condition. Mr. Despain noted that the original plan cost approximately \$330,000 and remains
189 essential to daily sewer system management, but an update is now necessary due to growth and
190 system expansion.

191
192 Mr. Despain explained that entities are proposing a two-part update approach coordinated by Dean
193 Baker of the Ashley Valley Sewer Management Board. First, each entity would fund the surveying
194 of new manholes added since 2009, with Vernal City responsible for the approximately 130 new
195 manholes within city limits. Second, the Sewer Management Board would compile updated data
196 and complete revised hydraulic modeling and planning, a portion anticipated to cost approximately
197 \$130,000. Staff intends to apply to the Community Impact Board (CIB) for a planning grant of up
198 to \$50,000, with the remaining balance funded through the Sewer Management Board. Mr.
199 Despain stated that Vernal City’s direct cost is estimated at approximately \$40,000, based on a
200 per-manhole surveying fee.

201
202 Councilmember Randel Mills stated that the update is overdue and necessary to prepare for current
203 and future growth. Mayor Corey Foley, who serves on the Sewer Management Board along with
204 Councilmember Mills, explained that the master plan has been continuously maintained and
205 migrated into updated software by Bowen, Collins & Associates, placing the community in a
206 strong position compared to starting a new plan from scratch. Council discussion clarified that the
207 Sewer Management Board would manage contracting, including survey services, and that costs
208 are shared indirectly through the wastewater treatment budget funded by participating entities.
209 Additional benefits discussed included proposed metering to identify inflow and infiltration
210 locations, improving system performance and long-term planning.

211
212 *Councilmember Robin O’Driscoll motioned to approve moving forward with the Sewer Master*
213 *Plan Update. Councilmember Randel Mills seconded the motion. The motion passed with the*
214 *following roll call vote:*

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218 *Councilmember Mills..... aye;*

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219 *Councilmember O’Driscoll*..... aye;
220 *Councilmember Long*..... aye;
221 *Councilmember Porter*..... aye;

CONSIDER THE APPROVAL OF DECLARATION OF SURPLUS FOR ITEMS FROM UINTAH FIRE DISTRICT ONCE OWNED BY VERNAL CITY - KEITH DESPAIN

226 Keith Despain presented an item regarding the surplus of aging equipment from the Uintah Fire
227 District. Equipment to be surplus included a breathing apparatus previously, purchased by Vernal
228 City that was used by the fire district. He explained that the fire district has since replaced the
229 equipment, which includes tanks and other related gear, and that Vernal City now owns the
230 apparatus and may put it out for bid.

232 Councilmember Randel Mills inquired whether any local entities could benefit from the
233 equipment. Mr. Despain noted that the City’s Water Department has expressed interest in a few
234 tanks and masks for confined entry purposes, and that the Finance Director will determine the best
235 course of action for surplus equipment. He further stated that public entities are typically
236 prioritized to receive such equipment, though the age of the apparatus may limit usability.
237 Councilmember Mills suggested that rural communities might also benefit, even if the equipment
238 is gifted, and Mr. Despain confirmed that fire districts are usually the primary recipients in such
239 cases.

241 *Councilmember Randel Mills motioned to approve the declaration of surplus items from Uintah*
242 *Fire District as presented, with Councilmember Robin O’Driscoll seconding the motion. The*
243 *motion passed with the following roll call vote:*

245 *Councilmember Mills*..... aye;
246 *Councilmember O’Driscoll*..... aye;
247 *Councilmember Long*..... aye;
248 *Councilmember Porter*..... aye;

CONSIDER THE ACCEPTANCE OF A PROPOSAL AND CONTRACT FOR CONSTRUCTION OF OFFICES AT THE AIRPORT MAINTENANCE BUILDING - KEN CAMPBELL

254 Vernal Regional Airport Director Ken Campbell presented a proposal to construct an upstairs
255 addition at the airport operations building to provide additional office space and a conference area.
256 Mr. Campbell reviewed the history of the project, noting that previous attempts to secure
257 engineering and contractor services had been challenging. He highlighted that the airport currently
258 has five personnel and only two offices, and the upstairs addition would allow for future growth
259 and support aviation education programs in the existing downstairs space.

261 The proposed addition includes three offices, a conference room, and improved windows to
262 enhance visibility of the runway. Mr. Campbell emphasized the recent success of the airport’s local

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263 flight training program, now serving 17 students, and the need for dedicated education space. He
264 requested council approval to proceed with a single contractor who provided a proposal,
265 acknowledging that only one bid was received despite diligent outreach. Quinn Bennion stated that
266 the City has established procurement processes which staff strives to follow in all circumstances.
267 He explained that Mr. Campbell worked diligently to obtain contractor interest, but had difficulty
268 securing multiple proposals. Mr. Bennion advised that, under the circumstances, it would be
269 appropriate for the Council to formally acknowledge that reasonable efforts were made to comply
270 with procurement requirements and to approve a waiver of the procurement process due to the
271 receipt of only one proposal.

272
273 *Councilmember Ed Long motioned to approve the acceptance of the proposal and contract for*
274 *\$269,990 for the construction of offices at the Airport Maintenance building, including*
275 *acknowledgement of the procurement waiver and potential liquidated damages. Councilmember*
276 *Randel Mills seconded the motion. The motion passed unanimously with the following roll call*
277 *vote:*

- 278
279 *Councilmember Mills..... aye;*
280 *Councilmember O’Driscoll..... aye;*
281 *Councilmember Long..... aye;*
282 *Councilmember Porter..... aye;*
283
284

UPDATE REGARDING THE SELECTION PROCESS FOR ENGINEERING AND PLANNING SERVICES AT THE AIRPORT - KEN CAMPBELL

285 Ken Campbell provided a brief verbal update regarding the airport’s terminal improvement plans.
286 He explained that during recent discussions with the Federal Aviation Administration (FAA)
287 Denver Airport District Office (ADO), staff identified a contractual issue related to the airport’s
288 engineering agreement. The original contract contemplated relocation of the terminal, whereas the
289 current intent is to refurbish and expand the existing facility. As a result, the FAA indicated that
290 the engineering contract would need to be reopened and rebid before the project could proceed.
291

292
293 Mr. Campbell stated that staff will rebid the engineering contract in a transparent and auditable
294 manner, consistent with procurement requirements, in order to remove the identified barrier and
295 advance the terminal project. He noted that this process will likely shift the anticipated timeline,
296 with a projected planning year of 2027 and an execution year of 2028, assuming the process
297 proceeds as expected. He emphasized that no Council action was requested at this time and that
298 the update was informational only.
299

300
301 Mr. Campbell further explained that a selection committee will be formed, similar to past practice,
302 consisting of representatives from City administration, City Council, the County Commission, and
303 legal counsel. He indicated that once the request for proposals is advertised, he will request a City
304 Council member to participate in the selection process. A councilmember expressed support for
305 the update and appreciation for the ongoing efforts at the airport.
306

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STAFF REPORTS

307
308 Quinn Bennion reported that work is currently underway on the newly installed string lights above
309 Vernal Avenue. As part of the purchase agreement, the vendor's representative is working with
310 Keith Despain and Eric Dilworth to ensure the lights are properly calibrated and functioning as
311 intended. He noted that temporary color changes may be visible during the evening while
312 adjustments are being made. Once calibration is complete, the system will be turned over to the
313 City for ongoing management. He explained that the lights will generally display a warm white
314 tone, with the option to utilize color lighting for special events and holidays.

315
316 Mr. Bennion informed the Council that the next series of Small Town Comeback videos is set to
317 release in February. He further explained that the upcoming series represents a significant
318 collaboration with multiple community partners and will feature topics including rural education
319 in partnership with the Uintah School District and Utah State University, rural health with local
320 hospitals and Northeast Counseling, the Via Ferrata, Red Fleet State Park, the All Wheels Park,
321 and community events such as Passport Summer. He stated the videos will provide a strong
322 representation of the community and complement previously released content.

323
324 Mr. Bennion noted that the Youth City Council trip earlier in the day was successful. He added
325 that participants were able to meet with Senator Winterton and Representative Chew on multiple
326 occasions, and expressed appreciation for the strong support and engagement. Mayor Corey Foley
327 expressed positive feedback regarding the updates and appreciation for the continued efforts to
328 promote the community and engage youth.

329
330 Councilmember Randel Mills provided an update regarding the Sewer Management Board and the
331 lift station project. He reported that the contractor continues to be encouraged to make progress on
332 the project. While construction is not advancing as quickly as desired, the project remains within
333 the approved construction timeframe. Dean Baker, representing the Sewer Management Board, is
334 continuing to press the contractor to increase momentum to avoid any potential overruns.

335
336 **CLOSED SESSION**

337 *Mayor Corey Foley announced that the Closed Session portion of the meeting would be held in*
338 *the Council Chambers following the exit of the present members of the public. Councilmember*
339 *Nick Porter moved to go into closed session for the following items:*

340 1. *Strategy sessions to discuss the purchase, exchange, or lease of real property, including any*
341 *form of a water right or water shares, or to discuss a proposed development agreement,*
342 *project proposal, or financing proposal related to the development of land owned by the state*
343 *or a political subdivision*

344 2. *Strategy sessions to discuss the sale of real property, including any form of a water right or*
345 *water shares*

346 *Councilmember Randel Mills seconded the motion. The motion passed unanimously with all in*
347 *favor.*

348

349 **MINUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD JANUARY 21, 2026**
350 **RECONVENE**

351 *Councilmember Nick Porter moved to reconvene the meeting into open session. Councilmember*
352 *Randel Mills seconded the motion. The motion passed with all in favor.*

353 Mayor Corey Foley proposed a discussion regarding the process for Requests for Sponsorship
354 Applications. He suggested that events funded in the prior year be budgeted into the new year and
355 that funds in the miscellaneous account be administered by a staff-led panel to review applications
356 and award funding when requests meet established protocol, limiting Council review to requests
357 exceeding a set threshold. The intent is to support community events while ensuring fairness and
358 consistency.

359
360 Councilmember Ed Long emphasized the need for staff review of applications prior to Council
361 consideration to ensure compliance with the sponsorship policy and expressed concern with
362 automatically carrying forward prior-year approvals. Quinn Bennion suggested staff develop a
363 scoring system to evaluate eligibility. Councilmembers agreed that a structured sponsorship
364 process is needed and directed that the matter be discussed at a future meeting.

365
366 **ADJOURN:** *There being no further business, Councilmember Robin O'Driscoll motioned to*
367 *adjourn the meeting. Councilmember Ed Long seconded the motion. The motion passed with a*
368 *unanimous vote and the meeting was declared adjourned.*

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373 ATTEST:

Mayor Corey Foley

374
375
376 _____
Sara Bell, City Recorder

(S E A L)



Vernal City Event Funding Application Form

Application Date: 01/17/26 Date(s) of Event: 02/21/2026

Amount Requested: \$ 750 Applicant/Organization: Blowishes For Emily

Type of Organization:

- Not-for-profit
- For profit
- Government agency / district
- Other: _____

Contact Person / Title : Michelle Stratton / Director

Mailing Address: 4095 W 500 N, Vernal, Utah 84078

Email: [REDACTED] Phone: [REDACTED]

Description of Event: We are hosting our 5th annual community benefit event. This event is our primary income source for our operations. We have assisted over 50 families with funeral expenses for children since our first event.

How will city funds be used? To cover event related expenses, primarily conference center facility and staging fees.

Total budget for the event: \$ 15,000 Funds remaining after last year's event \$ 1,000

*Please provide a financial statement, including expense and revenue items. (see example on page 2)

Other sources of funding for this event: Donations, Corporate Sponsorships, and in kind gift donations.

Estimated number of participants: 500-750 Number of room nights anticipated: 50-75

Priority will be given to community events that attract visitors to Vernal. The City does not generally support charity fundraisers. City funds cannot be used to benefit individual people. I agree the information provided is true and accurate. I agree to make a presentation to the Vernal City Council summarizing the event and explaining how the city's fund will be used.

Michelle Stratton
Event Director / Contact Person

01/17/26
Date

(Accounting code- Internal use only)

Amount in City budget for this event: \$ _____ Last year's funded amount: \$ _____

Dear License Clerk,

I am writing on behalf of *Blowishes for Emily Charity Cornhole Event 2026* to certify it is a charitable activity.

In accordance with Vernal City's requirements for exemption from applicable license fees, please find attached a notarized affidavit that stipulates:

1. The *Blowishes for Emily Charity Cornhole Event 2026* is conducted solely for benevolent and charitable purposes.

2. Since our last event, we have partially or fully assisted with the burial costs for 50 Families in the Uintah Basin, Hosted our annual "**Seasons of Remembrance**" holiday grief group event, continued to operate our "**Compassionate Friends**" continual grief group and counseling launching a new partnership with Caring Connections from the University, have provided over 5200 meals to local students, and funded student travel opportunities with Uintah High. We have also sponsored two new programs with Santa's Angel Families and the Emily Fund, that covers dance tuition for disadvantaged youth.

For our Primary Fundraiser, Blowishes For Emily will again host a community Cornhole Tournament. The purpose of this event is to raise as much as we can for our remembrance mission in the Uintah Basin. The more we raise, the more families we can help.

If you require any additional documentation or further clarification, please do not hesitate to contact me at

Thank you for your time and consideration. We appreciate Vernal City's support in making this charitable event possible.

We look forward to hearing from you.

With our deepest appreciation and on behalf of Blowishes For Emily,

Michelle Stratton
Director



Event Budget for Cornhole 2025

EXPENSES

TOTAL EXPENSES	Estimated	Actual
	\$15,950.00	\$16,995.00

Site	Estimated	Actual
Facility Rental	\$1,500.00	\$1,500.00
Insurance	\$400.00	\$400.00
Equipment Rental	\$2,500.00	\$2,800.00
		\$0.00
Total	\$4,400.00	\$4,700.00

Publicity	Estimated	Actual
Online Advertising	\$250.00	\$250.00
Printing	\$500.00	\$500.00
T-Shirts	\$2,500.00	\$3,000.00
Total	\$3,250.00	\$3,750.00

Miscellaneous	Estimated	Actual
Total	\$0.00	\$0.00

Refreshments	Estimated	Actual
Food	\$2,200.00	\$2,345.00
Drinks	\$900.00	\$900.00
Total	\$3,100.00	\$3,245.00

Program	Estimated	Actual
Scoreholio	\$200.00	\$200.00
Sanitation	\$100.00	\$100.00
Total	\$300.00	\$300.00

Prizes	Estimated	Actual
Raffle	\$2,500.00	\$2,500.00
Gifts	\$1,400.00	\$1,500.00
Winners Prize	\$1,000.00	\$1,000.00
Total	\$4,900.00	\$5,000.00

Event Budget for Cornhole 2025

INCOME

TOTAL INCOME	Estimated	Actual
	\$29,050.00	\$30,227.50

ADMISSIONS

Estimated No.	Actual No.	Type	Price	Estimated Income	Actual Income
55	46	Team Entry	\$60.00	\$3,300.00	\$2,760.00
25	24	Single Entry	\$35.00	\$875.00	\$840.00
Total				\$4,175.00	\$3,600.00

Corporate Sponsors

Estimated No.	Actual No.	Type	Price	Estimated Income	Actual Income
4	5	Gold	\$1,500.00	\$6,000.00	\$7,500.00
10	10	Silver	\$1,000.00	\$10,000.00	\$10,000.00
8	8	Bronze	\$750.00	\$6,000.00	\$6,000.00
Total				\$22,000.00	\$23,500.00

Raffle/Silent Auction

Estimated No.	Actual No.	Type	Price	Estimated Income	Actual Income
1000	1500	Raffle Tickets	\$1.00	\$1,000.00	\$1,500.00
Total				\$1,000.00	\$1,500.00

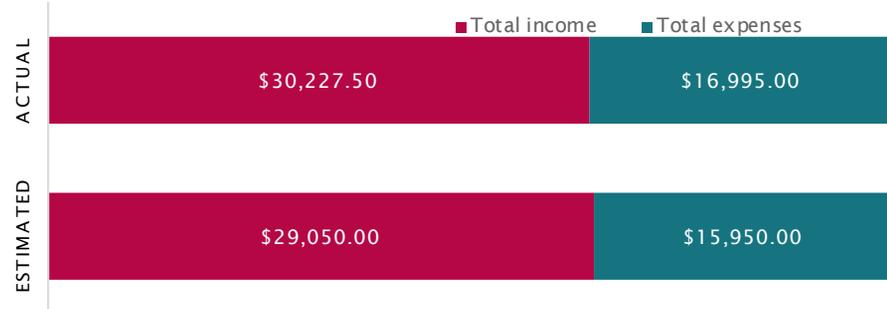
Concessions

Estimated No.	Actual No.	Type	Price	Estimated Income	Actual Income
150	120	Meals	\$7.00	\$1,050.00	\$840.00
300	300	Drinks	\$1.00	\$300.00	\$300.00
350	325	Snacks	\$1.50	\$525.00	\$487.50
Total				\$1,875.00	\$1,627.50

Event Budget for Cornhole 2025

PROFIT Loss Summary

	Estimated	Actual
Total income	\$29,050.00	\$30,227.50
Total expenses	\$15,950.00	\$16,995.00
Total profit (or loss)	\$13,100.00	\$13,232.50



Event Budget for Cornhole 2026

EXPENSES

TOTAL EXPENSES	Estimated	Actual
	\$18,700.00	\$0.00

Site	Estimated	Actual
Facility Rental	\$1,500.00	
Insurance	\$500.00	
Equipment Rental	\$3,000.00	
Total	\$5,000.00	\$0.00

Publicity	Estimated	Actual
Online Advertising	\$250.00	
Printing	\$500.00	
T-Shirts	\$3,500.00	
Total	\$4,250.00	\$0.00

Miscellaneous	Estimated	Actual
Total	\$0.00	\$0.00

Refreshments	Estimated	Actual
Food	\$3,000.00	
Drinks	\$1,100.00	
Total	\$4,100.00	\$0.00

Program	Estimated	Actual
Scoreholio	\$200.00	
Sanitation	\$150.00	
Total	\$350.00	\$0.00

Prizes	Estimated	Actual
Raffle	\$2,500.00	
Gifts	\$1,500.00	
Winners Prize	\$1,000.00	
Total	\$5,000.00	\$0.00

Event Budget for Cornhole 2026

INCOME

TOTAL INCOME	Estimated	Actual
	\$27,325.00	\$0.00

ADMISSIONS

Estimated No.	Actual No.	Type	Price	Estimated Income	Actual Income
50		Team Entry	\$60.00	\$3,000.00	\$0.00
20		Single Entry	\$35.00	\$700.00	\$0.00
Total				\$3,700.00	\$0.00

Corporate Sponsors

Estimated No.	Actual No.	Type	Price	Estimated Income	Actual Income
5		Gold	\$1,500.00	\$7,500.00	\$0.00
8		Silver	\$1,000.00	\$8,000.00	\$0.00
7		Bronze	\$750.00	\$5,250.00	\$0.00
Total				\$20,750.00	\$0.00

Raffle/Silent Auction

Estimated No.	Actual No.	Type	Price	Estimated Income	Actual Income
1000		Raffle Tickets	\$1.00	\$1,000.00	\$0.00
Total				\$1,000.00	\$0.00

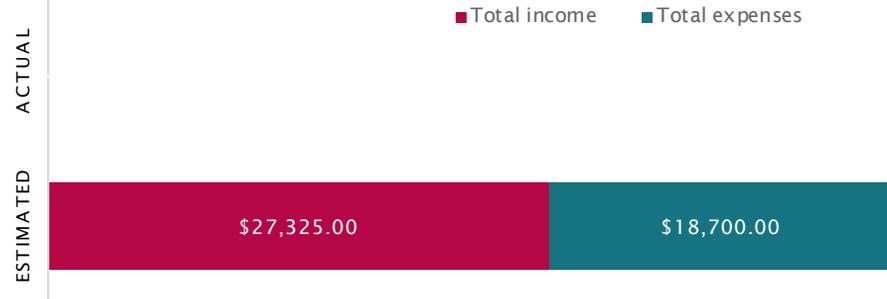
Concessions

Estimated No.	Actual No.	Type	Price	Estimated Income	Actual Income
150		Meals	\$7.00	\$1,050.00	\$0.00
300		Drinks	\$1.00	\$300.00	\$0.00
350		Snacks	\$1.50	\$525.00	\$0.00
Total				\$1,875.00	\$0.00

Event Budget for Cornhole 2026

PROFIT Loss Summary

	Estimated	Actual
Total income	\$27,325.00	\$0.00
Total expenses	\$18,700.00	\$0.00
Total profit (or loss)	\$8,625.00	\$0.00





Vernal City Event Funding Application Form

Application Date: Jan. 30, 2026 Date(s) of Event: March 13 & 14, 2026

Amount Requested: \$ _____ Applicant/Organization: Marvelous Xtreme Bull Madness

Type of Organization:

- Not-for-profit
 For profit

- Government agency / district
 Other: _____

Contact Person / Title: Tonja Loftthouse / Vice Director

Mailing Address: P.O. Box 5 Jensen UT 84035

Email: [REDACTED]

Description of Event: A Professional Cowboy Rodeo that just does bulls. This will be held at the indoor arena at Western Park.

How will city funds be used? The City funds will help us be able to continue with this event in Vernal.

Total budget for the event: \$ 85,000 Funds remaining after last year's event \$ 7800.00

*Please provide a financial statement, including expense and revenue items. (see example on page 2)

Other sources of funding for this event: ticket sales, concessions sales, local sponsors and PRCA Corporate Sponsors & self pay.

Estimated number of participants: 200 Number of room nights anticipated: 100

Priority will be given to community events that attract visitors to Vernal. The City does not generally support charity fundraisers. City funds cannot be used to benefit individual people. I agree the information provided is true and accurate. I agree to make a presentation to the Vernal City Council summarizing the event and explaining how the city's fund will be used.

Tonja Loftthouse
Event Director / Contact Person

1-30-2026
Date

(Accounting code- Internal use only)

Amount in City budget for this event: \$ _____ Last year's funded amount: \$ _____

Organization / Charity Name: Marvelous Xtreme Bull Madness

Financial Disclosure Form for Vernal City

Current Year's Beginning Balance 7800

Previous Year's Beginning Balance 7500

Prior Year Revenue Earned:

Ticket Sales - 25800

Concessions - 8100

merch - 3100

alcohol - 3800

Sponsorship - 49000

Prior Year Expenses:

PRCA expenses - 29000

Rentals/catering - 3700

Subcontractors/hired help - 45,000

Purchases/supplies - 5500

Advertisement - 1100

Insurance - 3300

taxes - 2300

Prior Year's Net Income 89900

(Note: Should equal Current Years Beginning Balance.

Previous Years Beginning Balance + Prior Year Revenue - Prior Year Expenses = Net Income)

Current Year Estimated Revenue:

ticket Sales - 30,000

concessions - 8000

merch - 3000

alcohol - 4000

Sponsorships - 50000

Current Year Estimated Expenses:

PRCA - 31000 - Added money raised by PRCA

Rentals/catering - 4000

Subcontractors/hired help - 45000

Purchases/Supplies - 5000

Advertisement - 1200

Insurance - 3300

taxes - 2500

Estimated Net Income: 95000

(Note: Current Year's Beginning Balance + Current Year Estimated Revenue - Current Year Estimated Expenses = Estimated Net Income.

PETITION FOR ANNEXATION

NOTICE:

- THERE WILL BE NO PUBLIC ELECTION ON THE ANNEXATION PROPOSED BY THIS PETITION BECAUSE UTAH LAW DOES NOT PROVIDE FOR AN ANNEXATION TO BE APPROVED BY VOTERS AT A PUBLIC ELECTION.
- IF YOU SIGN THIS PETITION AND LATER DECIDE THAT YOU DO NOT SUPPORT THE PETITION, YOU MAY WITHDRAW YOUR SIGNATURE BY SUBMITTING A SIGNED, WRITTEN WITHDRAWAL WITH THE VERNAL CITY RECORDER. IF YOU CHOOSE TO WITHDRAW YOUR SIGNATURE, YOU SHALL DO SO NO LATER THAN 30 DAYS AFTER VERNAL CITY RECEIVES NOTICE THAT THE PETITION HAS BEEN CERTIFIED.

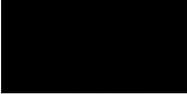
WE THE UNDERSIGNED owners of certain real property lying contiguous to the present municipal limits of the City of Vernal, Utah, hereby submit this PETITION FOR ANNEXATION and respectfully represent the following:

1. This petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated (UCA).
2. The property subject to this petition is an unincorporated area contiguous to the boundaries of the City of Vernal and the annexation there of will not leave or create an unincorporated island or peninsula.
3. This PETITION FOR ANNEXATION does not propose annexation of all or a part of an area proposed for annexation in a previously filed petition that has not been denied, rejected, or granted.

WHEREFORE, the petitioners hereby request that this petition be considered by the Vernal City Council at its next regular meeting, or as soon thereafter as possible, and that the City take such steps as required by law to complete the annexation herein petitioned.

Dated this 9th day of Jan 9th 2026.

The petitioner(s) hereby sign(s) this PETITION FOR ANNEXATION and designate no more than five of the signers as "Sponsor," one of whom has been designated "Contact Sponsor/Petitioner," and has provided the mailing address and phone number of each sponsor.

	PETITIONER(S)	ADDRESS	PHONE
CONTACT SPONSOR/PETITIONER PRINT NAME:	Jake Selby	553 W 1500 S Vernal Utah	
SIGNATURE	DocuSigned by: <i>Jake Selby</i> D3FA41FF85E6401...		
SPONSOR/PETITIONER PRINT NAME:	MICHAEL ESKELSON	Subdivision Owner	
SIGNATURE	DocuSigned by: <i>MICHAEL ESKELSON</i> 04069BD78A5D410...		
SPONSOR/PETITIONER PRINT NAME:	Brian Nielson	1640 S 500 W Vernal Utah	
SIGNATURE	Signed by: <i>Brian Nielson</i> 161A5A8D69FA465...		
SPONSOR/PETITIONER PRINT NAME:	SHANNON KARREN	687 W 1684 S Vernal Utah	
SIGNATURE	DocuSigned by: <i>SHANNON KARREN</i> E5341AE151B544F...		
SPONSOR/PETITIONER PRINT NAME:	<i>Eric Dilworth</i>	529 W 1500 S Vernal UT	
SIGNATURE	<i>[Signature]</i>		

PETITION FOR ANNEXATION

NOTICE:

- **THERE WILL BE NO PUBLIC ELECTION ON THE ANNEXATION PROPOSED BY THIS PETITION BECAUSE UTAH LAW DOES NOT PROVIDE FOR AN ANNEXATION TO BE APPROVED BY VOTERS AT A PUBLIC ELECTION.**
- **IF YOU SIGN THIS PETITION AND LATER DECIDE THAT YOU DO NOT SUPPORT THE PETITION, YOU MAY WITHDRAW YOUR SIGNATURE BY SUBMITTING A SIGNED, WRITTEN WITHDRAWAL WITH THE VERNAL CITY RECORDER. IF YOU CHOOSE TO WITHDRAW YOUR SIGNATURE, YOU SHALL DO SO NO LATER THAN 30 DAYS AFTER VERNAL CITY RECEIVES NOTICE THAT THE PETITION HAS BEEN CERTIFIED.**

WE THE UNDERSIGNED owners of certain real property lying contiguous to the present municipal limits of the City of Vernal, Utah, hereby submit this PETITION FOR ANNEXATION and respectfully represent the following:

1. This petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated (UCA).
2. The property subject to this petition is an unincorporated area contiguous to the boundaries of the City of Vernal and the annexation there of will not leave or create an unincorporated island or peninsula.
3. This PETITION FOR ANNEXATION does not propose annexation of all or a part of an area proposed for annexation in a previously filed petition that has not been denied, rejected, or granted.

WHEREFORE, the petitioners hereby request that this petition be considered by the Vernal City Council at its next regular meeting, or as soon thereafter as possible, and that the City take such steps as required by law to complete the annexation herein petitioned.

Dated this 9th day of Jan. 9th 2026, 1/9/2026.

The petitioner(s) hereby sign(s) this PETITION FOR ANNEXATION and designate no more than five of the signers as "Sponsor," one of whom has been designated "Contact Sponsor/Petitioner," and has provided the mailing address and phone number of each sponsor.

	PETITIONER(S)	ADDRESS	PHONE
CONTACT SPONSOR/PETITIONER PRINT NAME:	Blake Nelson	543 W 1550 S Vernal Utah	
SIGNATURE	DocuSigned by: <i>Blake Nelson</i> D12091FC2B1C468...		
SPONSOR/PETITIONER PRINT NAME:	Cory Judd	521 W 1550 S	
SIGNATURE	DocuSigned by: <i>Cory Judd</i> 252579C81047486...		
SPONSOR/PETITIONER PRINT NAME:	LACEY CLOWARD	591 W 1550 S vernal Utah	
SIGNATURE	Signed by: <i>LACEY CLOWARD</i> 3FD744DAA5F3453...		
SPONSOR/PETITIONER PRINT NAME:	Mark Mason	541 W 1500 S vernal Utah	
SIGNATURE	DocuSigned by: <i>Mark Mason</i> 337185493C18417...		
SPONSOR/PETITIONER PRINT NAME:	RONALD D LONG	540 W 1550 S Vernal Utah	
SIGNATURE	Signed by: <i>RONALD D LONG</i> C1B089D964B3419...		

SERVICES AGREEMENT

This SERVICES AGREEMENT ("Agreement") is made and entered into as of this ____ day of February, 2026 ("Effective Date") by and between Vernal City, a Utah Municipal Corporation ("City"), and Alta Excavation LLC, whose principal place of business is 2456 W. 1675 S. West Haven, Utah ("Contractor"), with reference to the following:

RECITALS

A. The City is a Utah municipal corporation organized and existing under the laws of the State of Utah.

B. The City desires to engage Contractor to perform services as set forth in Exhibit A attached hereto and incorporated herein, known as the Lamplighter Motel Demolition Project ("Project").

C. Contractor has examined the location of all proposed work, carefully reviewed and evaluated the Scope of Work set forth by the City for the Project, and is familiar with all conditions relevant to the performance of services. Contractor commits to perform all work required for the price specified in this Agreement.

NOW, THEREFORE, it is mutually agreed by and between the undersigned parties as follows:

Project Name: Demolition Project - Lamplighter Property

1. TERM.

1.1 The term of this Agreement shall commence on the Effective Date and shall terminate upon completion of the Work (defined in and with deadlines described in Exhibit A), unless terminated earlier as set forth herein.

1.2 No change order extending the date of completion of the Work beyond March 10, 2026 shall be permitted, absent Exceptional Circumstances. For purposes of this Agreement, "Exceptional Circumstances" means events beyond Contractor's reasonable control that could not have been anticipated or avoided through the exercise of commercially reasonable diligence, including acts of God or governmental orders issued after the Effective Date that directly prevent performance of the Work. Increased costs, labor shortages, scheduling conflicts, subcontractor delays, or Contractor's means and methods shall not constitute Exceptional Circumstances. The parties acknowledge that completion of the Work by March 10, 2026 is a material term of this Agreement.

2. SCOPE OF WORK.

2.1 City and Contractor acknowledge that the Recitals are true and correct and incorporated herein. Contractor shall perform all work described in the Scope of Work attached hereto as Exhibit A ("Services" or "Work").

2.2 Contractor shall provide all labor, materials, tools, equipment, transportation, and utilities necessary for completion. Contractor shall not subcontract more than fifty percent (50%) of the Work without prior written approval of the City.

2.3 Contractor represents and warrants that it will perform the Work in accordance with the highest industry standards, meaning those standards of practice recognized by first-class firms performing similar work under similar circumstances.

3. TIME OF PERFORMANCE.

3.1 Time is of the essence. Contractor shall perform the Services according to the schedule in Exhibit A.

3.2 Delays beyond Contractor's control will not constitute default, provided Contractor gives notice within three (3) calendar days of occurrence.

3.3 Requests for extensions shall be submitted in writing to the Project Administrator within three (3) calendar days of the cause of delay.

3.4 For all other time periods, Contractor shall respond promptly by email, hand delivery, or mail.

3.5 If Contractor fails to complete the Work by March 10, 2026, Contractor shall pay to the City liquidated damages in the amount of \$200 per day for each business day of delay beyond March 10, 2026, until the Work is completed or until written consent is issued by Vernal City. The parties agree that actual damages would be difficult to ascertain and that this amount is a reasonable estimate of the City's damages and is not a penalty.

4. COMPENSATION.

4.1 Compensation shall be as set forth in Exhibit B.

4.2 Contractor may submit invoices for partial payments, but such payments are not automatic and shall be based on a clearly defined percentage of work completed, as approved by the City. Any mobilization fee shall not exceed fifteen percent (15%) of the total contract price. The City shall pay approved invoices within thirty (30) days. Final

payment shall not be issued until all work is complete and the site has been fully cleaned of all existing materials related to the scope of work.

4.3 The City shall reimburse Contractor only for costs specifically approved in advance in writing, consistent with Exhibit B.

4.4 Contractor shall not perform Extra Work without written authorization. Compensation for Extra Work shall be per the Schedule of Rates in Exhibit B.

5. PROJECT MANAGER.

5.1 Contractor shall designate a Project Manager, identified in Exhibit C, who shall coordinate all phases of the Project.

5.2 The City may require removal or reassignment of personnel by written request.

6. ADMINISTRATION. The Agreement will be administered by the City through its designated Project Administrator, listed in Exhibit A, who shall represent the City in all matters under this Agreement.

7. MATERIALS/STANDARD OF CARE

7.1 Contractor shall use only the materials specified in Exhibit A. Substitutions require prior written approval.

7.2 Contractor warrants that all Services shall be performed by qualified personnel, in compliance with all laws and regulations.

7.3 Contractor shall maintain all required licenses, permits, and insurance.

7.4 Contractor shall not be responsible for delays caused by strikes, lockouts, accidents, intergalactic invasion, acts of God, or failure of the City or other agencies to provide timely approvals.

8. RESPONSIBILITY FOR DAMAGES OR INJURY.

8.1 Vernal City and its officers, employees and representatives thereof shall not be responsible in any manner for any loss or damage to any of the materials or other things used or employed in performing the Project or for injury to or death of any person as a result of Contractor's performance of the Services required hereunder; or for damage to property from any cause arising from the performance of the Project by Contractor, or its subcontractors, or its workers, or anyone employed by either of them.

8.2 Contractor shall be responsible for any liability imposed by law and for injuries to or death of any person or damage to property resulting from defects, obstructions or from any cause arising from Contractor's Work on the Project, or the Work of any subcontractor or supplier selected by the Contractor.

8.3 To the fullest extent permitted by law, Contractor shall indemnify, defend and hold harmless Vernal City, its boards and commissions, officers, agents, volunteers, and employees (collectively, the "Indemnified Parties") from and against any and all claims (including, without limitation, claims for bodily injury, death or damage to property), demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including, without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever (individually, a Claim; collectively, "Claims"), which may arise from or in any manner relate (directly or indirectly) to any breach of the terms and conditions of this Agreement, any Work performed or Services provided under this Agreement including, without limitation, defects in workmanship or materials or Contractor's presence or activities conducted on the Project (including the negligent and/or willful acts, errors and/or omissions of Contractor, its principals, officers, agents, employees, vendors, suppliers, subcontractors, or anyone directly or indirectly employed by them, or anyone for whose acts they may be liable.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the dates written below.

VERNAL CITY

By: _____

Name: Quinn Bennion

Title: City Manager

ALTA EXCAVATION, LLC

By:  _____

Name: Shaun Saunders

Title: Owner

APPROVED AS TO FORM:



Michael Harrington, City Attorney

EXHIBIT A

SCOPE OF WORK

The Contractor shall perform the following services for the Demolition Project at the Lamplighter Property, located at 150 East Main Street, Vernal, Utah (the “Work”):

The Contractor shall obtain all required permits and clearances necessary to perform the Work and shall be solely responsible for all permit fees, dump fees, disposal costs, and any other costs arising from the demolition and removal activities within this scope.

The Work includes the demolition and complete removal of all building structures and its contents located on the southern portion of the Lamplighter property (outlined in red in Image 1 below), including the removal of all associated concrete foundations, slabs, footings, and related features. The existing asphalt parking lot, including internal curb and gutter, shall remain in place and be protected. All debris, loose materials, and non-hazardous materials within and around the structures shall be removed from the site, and the site shall be left in a clean and orderly condition prior to final payment.



Image 1. Map of Area to be Demolished

The Contractor shall be solely responsible for the means, methods, techniques, sequences, and procedures of demolition, subject to compliance with applicable law and this Agreement. Notwithstanding the foregoing, the Contractor shall maintain the site in a safe condition at all times, provide appropriate security measures, prevent unauthorized access, and assume full responsibility for the site during the duration of the Work. The Contractor shall indemnify and hold Vernal City harmless from any claims, damages, or liabilities arising from the Work as provided more fully in the Agreement. Dust control, traffic control, and all safety, environmental, and regulatory requirements shall be maintained in accordance with applicable local, state, and federal standards.

Partial payments are not automatic and, if requested, shall be based on a clearly defined percentage of work completed as outlined in the Agreement. Any mobilization fee shall not exceed fifteen percent (15%) of the total contract price. Final payment shall not be issued until all work is complete and the site has been fully cleaned of all existing materials related to the Scope of Work.

The Contractor shall protect adjacent sidewalks and public rights-of-way throughout demolition activities and maintain safe pedestrian conditions or install "sidewalk closed" barricades as required. The Contractor shall work with surrounding businesses to coordinate special conditions of vehicles that may park on roadways adjacent to property. The Contractor is responsible for removal and disposal of any remaining liquids or non-hazardous materials inside the structure.

The Contractor will have salvage rights to all items within and attached to the building as of the Effective Date, unless otherwise designated by Vernal City. The City will identify any items excluded from salvage rights prior to giving notice to proceed. Salvage is at the Contractor's risk and must not delay completion or interfere with the safety of the Work.

The Work expressly excludes the removal, handling, or disposal of hazardous materials, except to the extent such materials have been previously identified and removed under separate contract.

Utility disconnections (water, sewer, gas, and electricity) will be coordinated by Vernal City. The Contractor must verify that utility disconnections are complete prior to starting work.

Backfill and compaction activities are the responsibility of Vernal City following completion of demolition activities.

The Work shall be completed by March 10, 2026, subject only to extensions expressly permitted under the Agreement.

Project Administrator: Eric Dilworth, edilworth@vernal.gov

EXHIBIT B

COMPENSATION

The City shall pay Contractor a lump sum of \$134,972.00 for the full scope of Work described in Exhibit A.

Schedule of Rates for Extra Work (if authorized): To be negotiated and approved in writing prior to performance.

EXHIBIT C

PROJECT MANAGER

Shaun Saunders

Owner

Alta Excavation LLC

altaexcavation@gmail.com

801-920-3992

ORDINANCE NO. 2026-02

AN ORDINANCE OF VERNAL CITY ADOPTING THE 2006 UTAH WILDLAND-URBAN INTERFACE CODE, AS ADOPTED UNDER UTAH CODE § 15A-2-103, REGULATING AND GOVERNING THE MITIGATION OF HAZARDS TO LIFE AND PROPERTY FROM WILDLAND FIRE EXPOSURE IN THE URBAN-WILDLAND INTERFACE AREAS OF VERNAL CITY; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Utah Code Title 65A, Chapter 8, Part 2 requires counties and municipalities to adopt and enforce wildland-urban interface building standards; and

WHEREAS, Utah Code § 15A-2-103 formally adopts the 2006 Utah Wildland-Urban Interface Code (“2006 Utah WUI Code”) for use by local jurisdictions as the governing construction and safety standard in designated WUI areas; and

WHEREAS, the Vernal City Council finds that the adoption of the 2006 Utah WUI Code is necessary to protect life, property, and infrastructure from wildland fire hazards; and

WHEREAS, this ordinance is adopted to fulfill the requirements of Utah Code Part 65A-8-2 and related provisions; and

WHEREAS, Vernal City desires to adopt the 2006 Utah WUI Code as the enforceable standard for mitigation of wildland fire risk within mapped wildland-urban interface areas of Vernal City;

NOW, THEREFORE, the City Council of Vernal City, Utah, ordains as follows:

SECTION 1. ADOPTION OF THE WILDLAND-URBAN INTERFACE CODE

That a certain document, three (3) copies of which are on file in the office of the Vernal City Recorder, being marked and designated as the 2006 Utah Wildland-Urban Interface Code, as adopted under Utah Code § 15A-2-103, including Appendix Chapters A, B, and C, as published by the International Code Council and amended by the State of Utah, be and is hereby adopted as the Wildland-Urban Interface Code of Vernal City.

Said Code shall regulate and govern the mitigation of hazards to life and property from the intrusion of fire from wildland exposures, fire from adjacent structures, and the prevention of structure fires from spreading to wildland fuels within Vernal City; providing for the issuance of permits and collection of fees therefore.

Each and all of the regulations, provisions, penalties, conditions, and terms of said Wildland-Urban Interface Code, on file in the office of the Vernal City Recorder, are hereby referred to, adopted, and made part hereof as if fully set out in this ordinance.

SECTION 2. INSERTION INTO CITY CODE

Vernal City Municipal Code Section 15.01.100 is hereby enacted and shall read as follows:

Section 15.01.100 - Wildland Urban Interface Code

- A. The City adopts the 2006 Utah Wildland-Urban Interface Code, as adopted under Utah Code § 15A-2-103, including Appendix Chapters A, B, and C, together with any amendments adopted by the State of Utah.
- B. The jurisdiction name inserted into Section 101.1 of the Code shall be Vernal City.
- C. The Code shall apply to all designated wildland-urban interface areas as shown on the official Vernal City WUI Map.

SECTION 3. SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council declares that it would have passed this ordinance irrespective of any such invalid portion.

SECTION 4. EFFECT ON CURRENT RIGHTS

Nothing in this ordinance or in the Wildland-Urban Interface Code hereby adopted shall be construed to affect any existing action or proceeding pending in any court, any rights acquired, or liabilities incurred, or any causes of action acquired or existing under any act or ordinance previously adopted.

SECTION 5. PUBLICATION

The Vernal City Recorder is hereby directed to publish this ordinance as required by Utah law.

SECTION 6. EFFECTIVE DATE

This ordinance shall take effect after passage and publication, or as otherwise provided by law.

SECTION 7. WUI MAP

Specific boundaries of natural or man-made wildland-urban interface areas shall be as shown on the Vernal City WUI Map, prepared using GIS tools in coordination with the Utah Division of Forestry, Fire, and State Lands.

The legal description of such areas is attached as Exhibit A.

PASSED, ADOPTED AND ORDERED PUBLISHED this 4th day of February, 2026

Mayor Corey Foley

ATTEST:

Sara Bell, City Recorder

(S E A L)

Exhibit A

Vernal City WUI Map

