

**WOODS CROSS CITY COUNCIL MEETING  
JANUARY 20, 2026**

The minutes of the Woods Cross City Council meeting held January 20, 2026, at 6:30 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

**COUNCIL MEMBERS PRESENT:**

Ryan Westergard, Mayor  
Julie Checketts  
Jim Grover

Eric Jones  
Wally Larrabee  
Rachel Peterson

**STAFF PRESENT:**

Bryce Haderlie, City Administrator  
Curtis Poole, Community Development Director  
Jim Bigelow, Police Chief

Sam Christiansen, Public Works Director  
Annette Hanson, City Recorder  
Brian Passey, Finance Director

**PUBLIC ATTENDANCE:**

Laura Bradshaw  
Josh Johnson  
Lois Schrader  
Sammie Varney  
Deann Westergard  
Sandy Crum  
Josh Johnson

George Peterson  
LeGrande Blackley  
Don Schrader  
Tamee Alpers  
Ann Peterson  
Kamela Miller

Andy Oblad  
Kayla Jesse  
Paul Tanner  
Julie Moses  
LeeAnn Hansen  
Nate Miller

**INVOCATION/PLEDGE:**

Wally Larrabee

**OATH OF OFFICE**

The Mayor noted there were four newly elected officials who were officially sworn in at the City Council's recent Strategic Planning meeting. The four officials would be ceremonially sworn in at tonight's meeting so that their families, supporters, and attendees could welcome them to their positions. He noted that he, as the Mayor, and Council Members Jim Grover, Eric Jones, would all be administered the Oath of Office to be sworn in for the next four years; and Rachel Peterson would be sworn in for the next two years. All elected officials expressed gratitude for the honor and a commitment to serving the community of Woods Cross City.

The City Recorder administered the Oath of Office to the Mayor and each of the above-mentioned Council Members. Those in attendance congratulated them on their appointments.

**YOUTH CITY COUNCIL REPORT**

The Mayor gave the floor to Youth Deputy Mayor Sammie Varney who reported on the activities of the Youth City Council. She reported the YCC leadership is getting ready to go to Utah State for their annual leadership conference and they are looking forward to doing that. They are also preparing for the Easter Eggstravaganza that will be taking place in March.

The Mayor thanked Deputy Mayor Varney for her report and for all that the Youth City Council does to help support the community.

**DAVIS COUNTY LIBRARY RENOVATION AND OFFSITE SERVICES UPDATE**

The Mayor gave the floor to Mr. Josh Johnson who is the library director for Davis County. Mr. Johnson noted the Bountiful Branch of the public library would be closed beginning January 26, 2026, for renovation and would remain closed for a minimum of 18 months. He said there would be an off-site branch located at 85 North Main Street in

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Bountiful, to serve the community while the old building is being renovated. He noted this branch had been serving the South Davis community for over 50 years and significant upgrades and design are intended to help ensure that it will continue to serve the public for another 50 years. He also noted there would be a See You Soon Party taking place this Saturday, January 24, 2026, from 1:00-3:00 PM to say goodbye to the old and hello to the new library.

**CONSENT AGENDA ITEMS**

Council Member Jones made a motion to approve the consent agenda items as presented with Council Member Checketts seconding the motion and all voted in favor of the motion through a roll call vote.

**CONSIDERATION TO APPROVE MINUTES**

The Mayor called for the review of the minutes of the meeting held 12/16/25. The minutes were approved as written through the consent agenda.

**RATIFY CASH DISBURSEMENTS**

The Council ratified the cash disbursements for the time period of 12/12/26-01/15/26 through the consent agenda.

**CONSIDERATION TO APPROVE DEVELOPMENT AGREEMENT AMENDMENT CHOICE LEARNING CENTER**

The Community Development Director noted for the Council that Mr. Paul Tanner is requesting an amendment of the Development Agreement for Choice Learning Center which authorized the development of a private school. Mr. Poole noted this property is located adjacent to 500 South, west of Westwood Mobile Home Park, and south of Legacy Highway Self-Storage, which is situated across 500 South. He said a single residence lies between the mobile home park and the subject property, and vacant land in the SFRT Zone is located to the south.

Mr. Poole noted that the applicant now desires to locate his commercial business within the same building as the private school. He said the applicant's business involves fitting custom prosthetics for individuals and is currently operating in Bountiful.

Mr. Poole noted that staff determined that the existing development agreement limits the use of the property solely to a private school. He said that while combining a business use within a school facility is uncommon, the CRT zone permits a mix of uses.

The existing development agreement includes the following language: D. Owner has razed a structure on the Project Property and desires to construct new improvements consisting of a private school or learning facility to be known as "Choice Learning Center" (the "Project").

The applicant proposes to amend this section to read as follows: D. Owner desires to and has razed a structure on the Project Property and desires to construct new improvements consisting of a **commercial structure primarily to be used as a private school or learning facility**, to be known as "Choice Learning Center" (the "Project"). **In addition to the private school use, Owner and City acknowledges that other uses permitted or conditionally permitted within the CRT (Community Residential Transition) zoning district may be allowed on the Project Property, subject to compliance with all applicable standards and requirements, including but not limited to parking, safety, traffic circulation, and any site plan and/or conditional use permits required by law.**

Mr. Poole noted the proposed language would provide additional flexibility to the property owner for future development of the property while not authorizing any uses beyond those already permitted in the CRT zone. He said that any future use of the property would be subject to site plan review and approval by the Planning Commission and would require compliance with all applicable zoning standards. He also noted that prior to the issuance of a business license, and in addition to approval of the amended development agreement, the applicant must obtain approval from

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the State Fire Marshal and South Davis Metro Fire Agency, and any modifications required by these agencies must also be reviewed and approved by the Building Official. He also said the City Attorney has reviewed the proposed amendment and supports its approval.

Mr. Poole said the staff recommends the City Council approve the proposed amendment to the Development Agreement for Choice Learning Center subject to the following conditions:

1. The applicant shall record the amended development agreement with Davis County.
2. The applicant shall obtain a business license prior to the operation of the commercial business.
3. The building shall comply with all requirements of the State Fire Marshal and South Davis Metro Fire Department prior to the operation of the business.
4. Any building improvements required by the State Fire Marshal and South Davis Metro Fire Department shall be reviewed and approved by the Building Official.

The Council reviewed this item and approved the Development Agreement amendment for Choice Learning Center through the consent agenda.

**CONSIDERATION TO ADOPT RESOLUTION 2026-958 APPROVING AWARDING CONTRACT FOR  
WELL 3 REPLACEMENT DRILLING**

The Public Works Director shared that this project is the 2<sup>nd</sup> of 3 steps for the Well 3 replacement. He said the well house and site demolition were previously completed in November 2025. He reported that after this project, staff will bid out the wellhouse and pump upfitting project.

The Public Works Director noted that as part of the 2025 Series Water Bond budget, this will be paid for by the Water Fund, which has a budget of \$2,500,000.00 for the entire Well 3 replacement project, including well-house demolition, well-drilling, and well-house construction. The recommendation by the Public Works Director was that High Plains Drilling be awarded the bid in the amount of \$590,685.00 contingent upon JUB engineering verifying the accuracy of the bid results.

The Council reviewed this item and adopted resolution 2026-958 approving the awarding of the contract for Well 3 replacement drilling to High Plains Drilling for the amount of \$590,685.00 through the consent agenda.

**CONSIDERATION TO ADOPT RESOLUTION 2026-959 APPROVING THE SUBMITTAL OF APPLICATION TO  
DAVIS COUNTY FOR CDBG FUNDS RELATED TO RAMP IMPROVEMENTS AND SUBSIDENCE REPAIRS**

The City Administrator reported the CDBG grant application period runs from January 19 to February 20, 2026. Staff is prepared to submit applications that will qualify for the home subsidence repairs, water line replacement, and ADA ramp installation in an area of the city that qualifies for CDBG funding.

He shared that this resolution meets the CDBG application requirements, showing that the City Council authorized the applications for projects that will take place in the FY27 budget year. He noted the staff will ensure that there will be adequate city matching funds, or we will not submit the applications.

The City Council reviewed this item and adopted resolution 2026-959 approving the submittal of application to Davis County for CDBG funds related to ramp improvements and subsidence repairs through the consent agenda.

**PUBLIC COMMENT**

The Mayor opened the meeting to anyone who would like to make a public comment that would take less than three minutes.

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Ms. LeeAnn Hansen, a city resident, said she wanted to talk about the winter parking restrictions which remain in place from November through March even though there had not been much winter weather this year. Ms. Hansen said parking on the street during this winter has not been as much of an issue, but she said she lives in a townhome and last winter she said her and her sons together had to pay \$950 for parking their extra vehicles for the winter, she said it has gone down to \$675 this year but she felt like it was money down the drain because there had been no snow so far this winter. She suggested that changes be made to the parking restrictions to fit in with the weather conditions with global warming.

She also said she felt that with new high-density projects, there needs to be more parking added to those projects. She said buses and light-rail do not take the place of cars. She said a possible solution would be to loosen the requirements, allowing street parking when there is no snow and then take advantage of the text option the city uses for announcements to let people know there is a storm coming and to not park on the street. She felt this would be better than a blanket parking ban for five months. She said she thought that Text MyGov would be a good solution to use to alert the city of an upcoming parking restriction.

Mr. Andy Oblad addressed the City Council and said he had enjoyed the swearing-in ceremony where an elected official swears an oath to uphold certain standards. He said he was running for county Sheriff and wanted to introduce himself to the Council. He said he lives in Farmington and has worked in law enforcement for 28 years. He said he works as a Chief Deputy right now and is hoping to replace the Sheriff he is retiring. He invited the Council to Meet-the-Candidate nights that would be coming up. He thanked the Council for their time.

There were no further public comments, and the Mayor closed the public comment period.

**PUBLIC HEARING—PROPOSED AMENDMENT TO UTILITY RATES FOR CULINARY WATER, STORM WATER, GARBAGE, AND GREEN WASTE SERVICES TO FUND ONGOING OPERATIONS AND SERVICES AND SYSTEMS**

The Mayor gave the floor to the Public Works Director who noted that rates were adjusted in March of 2025, as part of the rate study, a 5-year plan was put together for incrementally raising rates to meet future project expenses and stabilize the fund balances. He said over the past year, both funds have made progress but more is needed.

The Public Works Director said in 2025, staff has directed LRB to take the Council's direction and recalculate the water rate for the 2025 year and for the next 3-4 years.

He noted a portion of the water and storm water rate increase is due to inflation of materials and costs that went up in the last year by almost 1.1% (CPI-U water and sewer and trash collection services), and construction costs went up by 7.6% over the last year.

The Public Works Director also said that some of the aspects affecting the water and stormwater rate increases are regulatory. He said all costs to meet the updated drinking water regulations are conveyed to ratepayers as the EPA seeks to remove lead from water systems and reduce other contaminants in drinking water, and the EPA releases new containment reduction levels for "forever chemicals" (Microplastics, lithium, and other chemicals). He said the city's water meets all the current EPA and State Division of Drinking Water standards and regulations, thanks to the significant investment in the Treatment Plant. He shared that the state requires all public water suppliers to have water conservation plans, and the city to have a plan to reduce water usage to 200 gallons per capita per day, with the requirement to have tiered water rates to encourage wise water use. He noted the city does have a current Water Conservation plan in place. He noted current water rates are tiered, and there has been a positive response in helping eliminate water waste.

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The Wasatch Integrated Waste Management District Board approved a rate increase for the Household Use Fee (curbside pickup) for Garbage in February 2025. This \$ 1 increase, per can, took effect on January 1, 2026. The city will run this as a pass-through cost to the residents. This affects only the Garbage Cans (Black Cans).

The Finance Director noted the following for the City Council:

**Culinary Water**

Based on the Water Fund Forecast document that was updated again following completion of our most recent audited annual financial report, Staff recommends a 6.33% increase to all culinary water rates. This results is a \$2.00 per month increase to one connection, such as one single-family residence (SFR) base charge. A same percentage increase should apply to the volume charges. Zion's Public Finance, the City's Municipal Financial Advisor (MFA), suggested an increase of 6.5% in Year-1 of the City's new 2025 Series Water Bond debt schedule, which coincides with the current FY2025-2026 budget. This was also a suggestion of Bank of Utah, who purchased the City's 2025 Water Bond on 9/30/25. Per the updated Water

Fund Forecast, the City maintains and moderately grows its modest emergency and general cash reserves. Industry standards for highly rated bonds (AA or AAA) call for one year's revenues in reserve. At the present time, the City has three months revenue in reserve, or 25% of this recommended one-year standard. If the City continues its goal of increasing rates by 5- plus percent for each of the next 5 years, it will still only achieve a five-month revenue reserve (or 42% of long-term goal) to handle emergency repairs or other unforeseen events.

**Solid Waste**

Staff recommend that only the pass-through disposal costs of \$1 per household waste can (black can) be added to the current rates. Apparently, this pass-through cost does not apply to the recycling and green waste cans, so no increase to those can costs would be implemented at this time. The Solid Waste Fund has modestly improved its reserves, which were fortunate to cover can replacement costs that became necessary with the change to Ace Disposal in July 2025.

**Storm Water**

Staff recommend the LRB study increase to \$9.38 per ERU connection. It amounts to just under \$2 per SFR, or in the same range as the culinary water increase. The storm water system is multimillion dollars (\$16 million plus) in subsurface infrastructure, which can be easily out of sight as it is mostly invisible. The LRB study was well produced, and it is important to continue building an emergency repair reserve.

Following the above information given to the Council by report, the Finance Director said he had nothing specific to add but commented on the hefty tax increase a year ago, and said that was needed for funds to catch up the water fund because it was in a deficit position. He said there was a commitment to a five-year plan to add to the reserves, and this is year two years the five-year of the plan. While there is only a two-month reserve right now, Staff hope to have a one-year reserve so there are funds to pay for any type of emergency that may come up. He said they tried to keep it a modest increase to about \$2 per month for a single-family home.

The Mayor then opened the public hearing.

There were no public comments, and the Mayor closed the public hearing.

Council Member Larrabee said this fee increase was much needed.

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The Mayor said they were trying to be financially prepared to take care of the city's water system and provide for the future with this increase.

The City Administrator said there had been a series of grants that were needed to repair water lines to make the repairs which caused a situation that they were catching up. He also said in the consolidated fee schedule there was a fire hydrant rate for 1000-gallon use and if they chose to make these changes there would be a \$2.47 rate for 1000 gallons because it had not been updated. He said if this is adopted, he would be bringing back the consolidated fee schedule to the next meeting to ratify.

Council Member Grover thanked staff for what they had done. He said he had been comparing rates to other cities, and he noticed there are other cities that are not doing small increases and he is afraid they will have a significant increase in the future because they are not being proactive.

The Mayor said he has been impressed with staff and what they are doing with the water, in particular and replacing the water lines and updating the infrastructure. He said a neighboring city got in trouble and had to triple their water rates because they had issues and were not able to pay for them without that large increase. He said he felt like it is much better to be updated.

Council Member Peterson also said she was grateful for the proactivity of staff to get the water fund in a positive position for the future.

**CONSIDERATION TO APPROVE ORDINANCE 637 TO AMEND UTILITY RATES**

Following the discussion by the City Council on this matter, Council Member Grover made a motion to approve ordinance 637 to amend utility rates. Council Member Peterson seconded the motion, and all voted in favor of the motion through a roll call vote.

**SET DATE FOR STRATEGIC PLANNING 2027/ULCT SPRING CONFERENCE APRIL 22-24**

The Mayor noted the City Administrator needed to get direction on what the Council would like to plan for strategic planning for next year. The Council said January 7<sup>th</sup> and 8<sup>th</sup> would work for next year, with January 7<sup>th</sup> meeting starting at 4:30 pm instead of 4:00 pm.

The Mayor also noted the League Conference was in April and Council Members Checketts, Grover, Peterson, and Jones said they are going. The Mayor said he has a conflict, but he may be able to be there.

**COMMUNITY DEVELOPMENT DECEMBER REPORT**

Building Permits and Land Use Applications

- 14 Residential Building Permits (3 New Single-Family)
  - \$2,151,560 total valuation
  - \$63,448 total permit fees
- 3 Commercial Building Permits
  - \$5,587,232 total valuation
  - \$80,074 total permit fees
- 1 Miscellaneous Building Permits
  - \$8,163 total valuation
  - \$227 total permit fees
- 1 Site Plan Applications
- 4 Miscellaneous Land Use Applications

Business Licenses

- 5 new Business Licenses

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- 1 new Home Occupation Licenses
- 715 total

**Code Enforcement**

- 6 new Cases
- 24 total Active Cases
- Top Cases
  - o Parking violations – parking on lawn, inoperable vehicles, etc.
  - o Debris and junk • If residents come to Council members regarding potential code violations, please refer them to Leah or me without promising actions that will be taken to resolve the potential code violations.

**Updates**

- Marcee Meeks, the administrative assistant for Community Development, has announced her retirement after 22 years with the city. Her final day is January 15. We are sad to lose her knowledge, skills, and friendship, but we wish her the best in her next phase of life.
- We hired Samantha (Sam) Harris to fill Marcee's administrative role. She was doing a very similar job for Bountiful City, and we are very fortunate to get her. As a bonus she is a resident of Woods Cross!
- We held our first programming meeting with Method Studio and Hogan Construction last Thursday. Over the next few weeks, they will be surveying the departments moving into the new city hall to find out their needs.
- New construction projects underway
  - o DC Customs and the Boat Shack – next to Pace's Dairy Ann
  - o The Crossing townhomes – northeast of Woods Cross High and across 500 West from The Hills Apartments
  - o Salmon Electric office warehouse – 1379 S Redwood Road
  - o Auto Savvy – north of Woods Cross High (The dealership is expanding their lot to the east to accommodate more space for staging vehicles and more employee parking. There is no building being constructed; however, it has generated a lot of interest and inquiries by residents.)
- New retail business
  - o Indoor Golf of Utah – 2453 Wildcat Way, Suite

**COMMUNITY SERVICES REPORT**

COMMUNICATION—Website—Working on getting the information uploaded for the launch date. Thanks for sending your bios.

EGGSTRAVAGANZA—The next city event will be the Teen Glow in the Dark Egg Hunt and then the Easter Eggstravaganza. The YCC is working on baskets and prizes. Stay tuned for additional details.

SENIOR LUNCH—January Lunch—Just Serve city initiative is working! We are excited to have volunteers come and help with this great event.

YCC—The YCC t-shirts and hoodies are here—if you would like one, please email me your size. They are getting ready for the Easter Event and conference.

UPCOMING—Employee Dinner—January 23—Public  
Teen Egg Hunt—March 20—Mills Park  
Easter Eggstravaganza—March 21—Mills Park  
Arbor Day—April 25—Location TBD  
Memorial Day—May 25—Hogan Park

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POLICE DEPARTMENT REPORT

## Dispatched/On View Calls

|            | 2025 |            | 2024 |
|------------|------|------------|------|
| January-   | 475  | January-   | 445  |
| February-  | 420  | February-  | 419  |
| March-     | 474  | March-     | 448  |
| April-     | 530  | April-     | 501  |
| May-       | 595  | May-       | 526  |
| June-      | 503  | June-      | 455  |
| July-      | 568  | July-      | 524  |
| August-    | 578  | August-    | 558  |
| September- | 639  | September- | 570  |
| October-   | 520  | October-   | 532  |
| November-  | 385  | November-  | 415  |
| December-  | 426  | December-  | 511  |

## Patrol Overview

|                    | December 2025 |                    | November 2025 |
|--------------------|---------------|--------------------|---------------|
| Calls for service- | 426           | Calls for service- | 385           |
| Reports-           | 205           | Reports-           | 212           |
| Citations-         | 61            | Citations-         | 69            |
| Physical Arrests-  | 09            | Physical Arrests-  | 09            |
| Use of Force-      | 02            | Use of Force-      | 00            |

DETECTIVE DIVISION

34- New Persons Crimes/Sexual Assault/Death Investigations /C.A.N.R. cases (Child Abuse Neglect Report)

14- New Theft/Property/Fraud Cases

19- Cases closed with and without arrests.

01-Death Investigation.

USE OF FORCE

The Patrol sergeants and administration reviewed two use of force incidents for the month of December. The incidents were found to be within department policy and state law.

DEPARTMENT ACTIVITY

- Woods Cross Elementary came to City Hall for lunch with the chief.

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- The police department participated in the Santa Claus Parade and holiday lighting ceremony.
- Jaden Wilstead and Saevrie Terzo were sworn in at council meeting
- Woods Cross Police participated in COPS for Kids at the Clinton Wal-Mart. This program is sponsored by the Fraternal Order of Police and has been a huge success for many decades.

**INVESTIGATIONS/ICAC**

The investigations division assisted with seven ICAC search warrants in the month of December.

Detective Zierse and Detective Timothy participated in an undercover chat operation that was held in Lehi. The undercover operation was a huge success resulting in the arrests of numerous individuals. One of those individuals brought his juvenile son to Woods Cross to have relations with an adult male, who was an undercover officer.

Detective Timothy is studying to take his drone pilot license.

**PUBLIC WORKS REPORT**

**Parks Tasks December**

- Christmas Party
- Removed Batteries From Sprinklers/Timers • Sorted Banners
- Updated Fleet Miles/Hours Doc
- Tool/Equipment Inventory
- Gopher Dragging
- Leaf Pick Up
- Pruning – 40+ Trees/Shrubs
- Police Report

- Chip Drop + Spread at Tank Farm - Loads
- Power Point – Help W/ Sam's Presentation
- New Running Boards Installed
- Public Works Wall Repair
- Park Inspections 20+
- Playground Inspections - 12
- Budget Work
- Storm Damage Inspection/Repair
- Franklin Coey Units – Countless

**Street Tasks December**

- Finished Park Strip Tree Trimming/Chipping
- Street Light Survey
- Sidewalk/Gutter Replacement 1200 W + 3 Sycamores
- Asphalt Patching ADA Ramp @ 940 W 1000 S
- Storm Drain Inlet Cleaning
- Filling Potholes
- Equipment Maintenance
- Garbage Can Work

- Backfill Topsoil In Areas of Replaced Concrete
- Hauled 10 + Loads of Asphalt and Concrete
- Sign Inventory For Next Phase of Replacement
- Trash Removal Along Wildcat Way Entrance
- Yard/Building Cleaning/Maintenance
- Service Trailers/Oil Decks
- Ongoing Franklin Covey
- Asphalt Patching for 2025
  - o 74 Tons/148,000lbs

**Water Tasks December**

- 140 Blue stake/Utility Locate Requests
- 2 Water Leaks • 3 After-Hour Call-Outs
- 1100 W Water Line Project (Completed)
- 8 shut off due to delinquent payments (8 paid and 2 still off)
- BSI Online Progress/Begin Start-up
- 1200 S Storm Drain Project On-Going (Complete)

- 5 SWPPP Site Inspections
- 36 Water Meter Endpoints Warrantied
- Clean, Organizing, and Shop Inventory of Tools
- Updated GIS Mapping
- Ongoing Franklin Convey Program
- Rural Water Apprenticeship Program (Marcus)

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**Lead Service Line Survey**

- Water Systems are required by the EPA to perform a service line inventory in 2 phases
- Phase 1 is complete – Big thanks to our Water Operators
- We achieved the “No Lead” status for Phase 1 by the Division of Drinking Water

**1100 W Waterline**

- Completed.
- Final costs came in under the contractor's bid. Danny and the contractor worked together and saved almost \$70,000

**1200 S Storm Drain**

- Contractor is completed for the year.
- They will come back this spring to repair landscaping and sprinklers. We are withholding money until they are all done.
- The cost of this project is projected to be \$18,000 over budget due to Asphalt issues and an additional inlet box.

**IN THE WORKS**

- Development Review Committee
- Transportation Master Plan update in process
- The 2nd Open House is planned for January 20th.
- The Reuse Plan application is still in process at the State Engineer's office.
- Working with UDOT I-15 and Double Tracking Projects
- 1100 W 2100 S to 2600 S Widening
- Project management is transitioning to UDOT as per the terms of the grant award.
- Well 3 Rehab and 1500 S water reservoir are in design.
- Currently out to bid for Well drilling
- Well 4 pump and motor on order
- Weber Basin Mainline and meters
  - o Will be installing a mainline and meters in the neighborhood north of Woods Cross Elementary

**CITY ADMINISTRATOR REPORT**

1. The strategic planning meeting held on January 8th & 9th was a great success. Staff appreciated the opportunity to share the accomplishments from 2025 and highlight opportunities for the coming year.
2. Staff met with UDOT representatives on the I-15 Corridor expansion plan. Details of the project can be found at the following website: <https://udotinput.utah.gov/i15davisslc>
3. I attended Legislative Policy Committee (LPC) meeting on Mon.Jan.15th.
  - a. There is a lot of discussion on the legislature making changes to the property tax process. These ideas include:
    - i. limiting the annual TNT to 5%,
    - ii. requiring the tax increase to be approved by a vote of the public during the general election,
    - iii. reducing the property tax on a primary residence from 55% to possibly 40%. However, this would shift that tax burden to commercial properties,
    - iv. Increasing the length of time to complete TNT which might make it a 6-month process.
  - b. Changes are likely coming to the transportation utility fund regulations.
4. The county approved the CDBG subsidence grant for FY26 so we will bring that project to you for approval in Feb.
5. Working to resolve past issues with the West Legacy Trail asphalt project.
6. The December finance report is included in the packet. We have received just over half of our property taxes, and none of the RDA property taxes. Development revenue has been strong as well as

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7. Class-C road funds, RAP tax, energy tax, park, and storm drain impact fees. We have seen sales tax softening over the past couple of months along with transient room tax. Overall, the budget looks great. Please let me know if you have any questions.

**FINANCE REPORT**

The City Council reviewed the Finance Report for December.

**QUESTIONS DIRECTION TO STAFF**

Council Member Checketts said that Weber Basin dug into the new road and patched it and they did not do a very good job. The Public Works Director said they would come back and do a better job when the asphalt plants are fully operating again and the weather is warmer.

Council Member Grover asked about hosting the transportation open house. The Public Works Director said they would be planning for safety items to look at for city owned roads. He said it will eventually be adopted through the General Plan as an appendix.

**COUNCIL REPORTS**

Council Member Grover said he had missed the mosquito abatement meeting due to the strategic planning meeting.

The Mayor said he had attended the sewer district, fire district, and recreation district meetings and everything was going as usual.

**CONSIDERATION TO PROCEED WITH SALE CITY OWNED PROPERTY/PROPERTIES**

The City Administrator said he did not have anything to share with the Council on this matter right now. He said he was going to look at more information moving forward. He said he would appreciate moving it to the next meeting.

**CLOSED MEETING**

There was no closed meeting needed at this time.

**ADJOURNMENT**

There being no further business before the City Council, Council Member Checketts made a motion to adjourn the meeting at 7:23 P.M. with Council Member Larrabee seconding the motion and all voted in favor of the motion through a roll call vote.

Approved by City Council 2/3/26

