

CITY OF OREM
CITY COUNCIL MEETING
56 North State Street Orem, Utah
January 27, 2026

3:00 P.M. WORK SESSION - CITY COUNCIL CONFERENCE ROOM

CONDUCTING	Mayor Karen McCandless
ELECTED OFFICIALS	Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett, Quinn Mecham
APPOINTED STAFF	Brenn Bybee, City Manager; Ryan Clark, Assistant City Manager; Keri Rugg, Deputy City Manager; Steve Earl, City Attorney; Chris Tschirki, Public Works Director; Brandon Nelson, Finance Director; Marc Sanderson, Fire Chief; BJ Robinson, Police Chief; Bryce Merrill, Library and Recreation Director; Gary McGinn, Community Development Director; Peter Wolfley, Communications Manager, PIO; Teresa McKitrick, City Recorder

NOTE: The referenced report and presentation documents for each discussion may be viewed at orem.gov/meetings under “City Council Presentations”

Short Term Rentals Discussion *Presenter: D. Jacob Summers, Deputy City Manager*

Mr. Summers led the discussion on short-term rentals (STRs). He provided historical context, explaining that while STRs—traditionally defined as transient lodging for fewer than 30 days—are currently not a permitted use in Orem’s residential zones, recent shifts in Utah State Law (House Bill 256) have empowered cities to regulate and license these properties more effectively. Mr. Summers presented a comparative analysis of neighboring cities like Provo, Sandy, and Logan, noting common regulatory trends such as mandatory 24/7 response contacts, off-street parking requirements, and geographic spacing limits to prevent high concentrations of rentals in single neighborhoods.

The presentation also addressed significant feedback from both residents and STR operators. Concerned neighbors voiced frustrations over "revolving door" atmospheres, loss of privacy due to guest security cameras, and major traffic disruptions caused by STRs being used as event venues for weddings or corporate parties. Conversely, STR operators highlighted their financial investments and expressed a willingness to compromise on "quiet hours" and occupancy limits, even suggesting a "good host" educational requirement. These insights informed a working draft ordinance that proposes a two-tiered system favoring owner-occupied units, which would not be subject to density caps due to the on-site accountability of the

homeowner. The draft also seeks to ban large-scale social events at STRs and establish strict maintenance standards for landscaping and snow removal.

During the discussion, Mr. Earl and Mr. Summers clarified technical aspects of the proposed ordinance, confirming that "numerical caps" refer to the total number of business licenses available rather than guest counts. Mr. Summers explained that the city is considering an annual licensing cycle with a "rolling 12-month" window for violations, where owner-occupied units would benefit from more lenient spacing requirements due to higher on-site accountability. Councilmember Millett emphasized the importance of the Neighborhood Advisory Commission's (NAC) role in gathering city-wide feedback, ensuring that the voices of residents from various districts were represented in the policy-making process.

Representing the minority view of the NAC, Mr. Farnsworth advocated for the legalization and regulation of short-term rentals, arguing that a total ban is contrary to property rights and Utah's value of "industry." He highlighted the significant economic contributions of travelers and pointed out that with only 10 to 15 complaints filed against approximately 250 active rentals over two years, the vast majority of operators are likely being good neighbors. He suggested that instead of a ban, the city should consider security bonds and grandfather clauses for existing, complaint-free operators to ensure fairness.

In contrast, Ms. Green presented the majority view of the NAC, recommending that the city maintain its current prohibition. She argued that legalizing STRs offers no clear benefit to the broader community while placing a heavy burden on city resources, such as police and code enforcement. Ms. Green detailed real-world issues already occurring in Orem, including parking congestion, noise disturbances, and unreachable out-of-state owners. She also criticized the city's recent survey for being "skewed" toward implementation rather than asking if legalization should occur at all, concluding that maintaining the ban is the best way to protect Orem's housing availability and neighborhood stability.

Mr. Summers presented a survey of the NAC that revealed top concerns: noise, parking, occupancy, traffic, safety, and enforcement. He reported that 71% of the commission strongly opposed allowing STRs, while 64% favored maintaining the current prohibition. He noted that if STRs were to be allowed, the commission favored a two-tiered system (owner-occupied vs. non-owner-occupied) and proximity limitations between rentals. He outlined three potential strategies for the Council: 1) maintaining and clarifying the ban, 2) continuing work on a balanced licensing program, or 3) charting a new course, such as an "overlay zone." He also clarified that while some operators believe they are legal because they hold "rental dwelling licenses," those licenses technically only apply to long-term rentals (30+ days).

Mayor McCandless sought data on the percentage of owner-occupied versus non-owner-occupied rentals among the estimated 250 STRs in Orem. She acknowledged her need as a newer official to get up to speed quickly and expressed a desire for a resolution, noting that the "foundational knowledge" shared in this session was vital for the Council to move forward together.

Councilmember Millett highlighted the "education process" the Council has undergone, specifically citing the "Goat House" incident as a turning point for public awareness. She argued against a broader city-wide poll, noting that the Council has been studying the issue for two years and has already received extensive input. She requested that staff compile previous emails and public comment videos for the new Council members and emphasized that even small fines (e.g., \$500) might not deter operators who make that much in a single night.

Councilmember Lambson admitted his initial reaction was to ban STRs entirely, but his stance softened after reading dozens of emails from owners. He raised concerns about supporting local hotels and asked for specific data regarding the tax revenue generated by STRs (Transient Room Tax). He initially suggested a broader city survey but ultimately agreed with Ms. Millett that the Council should move toward a decision based on the information already gathered.

Mr. Bybee provided financial details, noting that the city received approximately \$220,000 in TRT funds, with Airbnb and VRBO accounting for about 65–70% of that total. He committed staff to aggregating all previous emails, legal analyses, and links to public testimony to create an informational packet for the Council to review.

Councilmember Gale emphasized the need to hear from STR owners who are also Orem residents. She noted the difficulty for residents who obtained licenses in good faith without clear STR-specific codes on the books. She expressed a desire to find a balance that protects neighborhood safety while allowing residents to use STRs for their livelihoods.

Councilmember Muhlestein inquired about the hidden costs of STRs, specifically regarding the "manpower hours" spent by city staff and police on enforcement. She also raised concerns about housing affordability, asking if STRs drive up home prices by forcing residents to compete with investors for property.

Councilmember Mecham expressed a sense of urgency and requested a process to determine how close the Council members are to an agreement. He suggested providing early feedback to Mr. Summers to assess whether they can move quickly in one direction or if a more intensive process is needed to resolve significant differences.

Mr. Earl provided technical clarification on a potential state bill regarding property tax exemptions. He explained the 45% residential tax break and how shifting that burden away from short-term rentals could potentially impact other businesses or lead to higher consumer costs.

HeArt of Downtown Presentation *Presenter: Matt Leisure and Jasmine Metcalf, Design Local*

Mr. Leisure and Ms. Metcalf of Designing Local detailed a strategy to convert Orem's central district into a "dynamic, family-friendly, and economically vibrant urban core." The plan is structured around a 15- to 20-year development horizon, prioritizing a "Civic Anchor" area that features an Ice Ribbon. This year-round amenity utilizes a concrete path with integrated mechanical freezing for winter skating and serves as a surface for rollerblading in the summer. Adjacent to the ribbon, a two-story building would house a community lodge, skate rentals, and a 250-capacity event space designed to host weddings and small conferences, thereby activating the park throughout the week.

The urban design portion of the plan introduces a multi-tiered street strategy to improve the pedestrian experience. On State Street, the plan maintains current curbs but establishes a consistent 15-foot build-to line for new architecture to eliminate "monolithic" streetscapes. Tiger Way is reimagined as a neighborhood corridor with a protected shared-use path and a green buffer, while 720 South is envisioned as a "Festival Street" with 25-foot setbacks to accommodate outdoor dining and vendor tents. To address parking, the team proposed moving existing central parking lots to the park's periphery and constructing two parking garages lined with retail and residential facades to hide the structures from view. The plan estimates a net gain of 547 parking spaces, balancing the increased demand from new retail and event uses.

Financially, the project relies on a diverse "capital stack" including property and sales tax, ground leases on public land, and philanthropic naming rights. Revenue projections estimate that ticketing, concessions, and rentals could generate \$38 million over 20 years. In the closing feedback session, Councilmember Millett and Mayor McCandless discussed the logistical nuances of the park, specifically the need for enhanced ADA accessibility. This led to the inclusion of a "drop-off court" near the SCERA Shell to assist elderly and disabled patrons. Furthermore, the planners addressed a potential acoustic conflict between a proposed small performance stage and the existing Shell, agreeing to evaluate moving the stage further north. The session concluded with the decision to add a merry-go-round to the final plan as a classic activation feature for young families.

Boards and Commissions Process Discussion

Mayor McCandless addressed some confusion surrounding the Transportation Advisory Commission, where term dates and reappointments were unclear during the transition to new council assignments. She noted that while legal authority for appointments rests with the Mayor with the "advice and consent" of the Council, tradition allows the council liaison to make recommendations. She sought guidance on a formal transition policy, specifically asking if a vacancy or reappointment not resolved by the first meeting in December should automatically become the responsibility of the incoming council liaison to avoid overlapping efforts and "limbo" for residents.

Mr. Bybee took responsibility for clerical errors and software glitches on the city's boards and commissions website. He introduced Mr. Barton from the IT team to address these issues and encouraged the Council to report any further inaccuracies to ensure the data becomes more reliable for both staff and the public.

Councilmember Millett described the awkwardness of being assigned to a commission and recruiting new members, only to find that previous appointments were still being processed by the former liaison. She suggested a formal hand-off protocol where the outgoing council member calls the newcomer to explain pending items, allowing the new liaison to decide whether to continue those appointments or start fresh. She also emphasized that the city should strictly adhere to the two-term limit to allow more residents to serve, noting that clerical errors had inadvertently led to some third-term discussions.

Councilmember Lambson provided context from the outgoing side, explaining that he had been working to resolve term-date questions since the fall. He noted that several terms were set to expire in early 2025, but because the data in the system was inaccurate, the reappointment process stalled until the new year. He advocated for a work session to provide the Council with technical training on the new board portal so they can better assist residents who find the application process difficult.

Ms. Rugg praised the progress made by the IT team on the new software, noting that "bugs" are expected with new systems and that the team is ready to scope out improvements, such as the ability to export member data to spreadsheets. Mr. Wolfley confirmed that the city has begun using social media to recruit for board vacancies, noting a recent increase in applications for the Arts Commission.

CITY COUNCIL / STAFF REPORTS (BOARDS & COMMISSIONS, NEW BUSINESS, ETC.)

AGENDA REVIEW & PREVIEW OF UPCOMING AGENDA ITEMS

6:00 P.M. REGULAR SESSION - COUNCIL CHAMBERS

CONDUCTING

Mayor Karen McCandless

ELECTED OFFICIALS

Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett, Quinn Mecham

APPOINTED STAFF

Brenn Bybee, City Manager; Ryan Clark, Assistant City Manager; Keri Rugg, Deputy City Manager; Steve Earl, City Attorney; Chris Tschirki, Public Works Director; Brandon Nelson, Finance Director; Marc Sanderson, Fire Chief; BJ Robinson, Police Chief; Bryce Merrill, Library and Recreation Director; Gary McGinn, Community Development Director; Peter Wolfley, Communications Manager, PIO; Teresa McKitrick, City Recorder

CALL TO ORDER

INVOCATION / INSPIRATIONAL THOUGHT – Scott Wiscombe

PLEDGE OF ALLEGIANCE / FLAG CEREMONY –Brittany Wiscombe

MAYOR’S REPORT/ ITEMS REFERRED BY COUNCIL

Legislative Report *Presenter: Keven Stratton, Utah State Senator*

City Manager Bybee conveyed an apology from Senator Kevin Stratton, who was unable to attend the meeting due to the onset of the state legislative session. Mr. Bybee emphasized that

the Senator considers meeting with the Council a high priority and is currently working to reschedule for the next available meeting date.

PERSONAL APPEARANCES

Opened at 6:06 PM

Chip Anderson, an Orem resident and UVU College Republican officer, addressed the Council to report alleged First Amendment violations and institutional censorship at the university. Mr. Anderson claimed that conservative student groups face disproportionate bureaucratic hurdles, such as event bans and high security fees, while leftist organizations operate more freely. Highlighting UVU's importance to the local economy and leadership, he urged the Council to advocate for free speech and ensure a fair environment for all student organizations..

Aubrey Wilde and Charlie Largie announced a special spotlight week for the city of Orem at the Ruth Theater, running from March 2 through March 7. To celebrate the partnership, they provided tickets for the Mayor, City Council, and city employees, offering personal tours of the facility. Additionally, they introduced a "OREM5" discount code for the city newsletter, granting all Orem residents \$5 off tickets for upcoming performances of *Forever Plaid*, *Fiddler on the Roof*, and *Finding Nemo Jr*.

Shari Soleberg expressed distress over being retroactively labeled an "illegal" short-term rental operator, asserting she acted in good faith based on explicit city guidance. She highlighted her significant financial investments to meet compliance and emphasized that the rental income is vital for her to remain in her home following her husband's passing. Objecting to any characterization of wrongdoing, she urged the Council to implement fair, transparent regulations that acknowledge residents who followed city direction.

Shiree Best opposed the city's claim that short-term rentals are illegal, citing her eight-year history of transparent operation and compliance with all city-mandated permits and fees. She expressed shock that a 1970s-era prohibition was being cited now, given that she and city staff had operated under the assumption of legality for a decade without neighbor complaints. Ms. Best urged the Council to honor the "good faith" compliance of hundreds of hosts who received explicit city approval when making future policy decisions.

Gary Haven moved to the city in 2022 specifically to operate a short-term rental (STR), an investment city officials explicitly approved by issuing a permit and charging an annual fee. He argued that STRs allow for better property maintenance and guest screening than long-term rentals and suggested that neighborhood nuisances are "people problems" requiring individual accountability rather than a broad ban. Asserting his full compliance with city guidance, he urged the Council not to penalize law-abiding homeowners for the actions of others.

Kim Best advocated for a "regulate, not restrict" approach to short-term rentals, noting that his two units have earned over 1,000 five-star reviews without a single neighbor complaint. He argued that residential rentals provide essential amenities like kitchens that hotels lack,

benefiting both visitors and the local economy. Mr. Best cautioned that broad restrictions would unfairly punish law-abiding homeowners who followed city guidance and urged the Council to target specific nuisance properties rather than eliminating a popular and well-managed service.

Jeff Harris cautioned that banning short-term rentals amid past legal ambiguity could trigger costly, unsuccessful litigation. Drawing on 15 years of experience in cities like Anaheim and Heber City, he urged a collaborative approach over a "one-size-fits-all" ban. Mr. Harris proposed using creative strategies, such as tiered regulations and variances, to build an enforceable framework that balances the interests of both neighbors and operators.

Mike Christensen congratulated the newly inaugurated Mayor and Council members, offering his support for the current administration. He encouraged the new leadership to revive the "big clock" naming contest started by the previous mayor, suggesting entries like "Walter Clark Orem" and "Meros Watch."

Brian Lazo voiced opposition to the current administration, claiming Mayor McCandless and certain Council members represent "dangerous" ideologies that conflict with the city's conservative christian values. Mr. Lazo argued against redefining "Family City USA" and criticized the prioritization of minority groups over "patriotic citizens." He demanded the Council focus on lowering taxes and public safety, asserting that the younger generation remains committed to traditional values.

Closed at 6:37 PM

CONSENT ITEMS

Meeting Minutes Approval for December 9, 2025 and January 13, 2026

Library Advisory Commission Reappointment - Katrina Brittner

Transportation Advisory Commission Appointment - Todd Covington and Tonia Doussett

Transportation Advisory Commission Reappointment - Jay Przybyla, Laura Reford, and CJ Mecham

Events Advisory Commission Appointment - Madisen MacArthur

Ms. Gale moved to approve consent items, **seconded** by Mr. Lambson. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett and Quinn Mecham. The motion **passed**.

SCHEDULED ITEMS

PUBLIC HEARING - ORDINANCE - Rezone for 1750 South Geneva Road from OS-5 to C2 with Development Agreement *Presenter: Jared Hall, Planning Manager*

Mr. Hall presented a request to rezone approximately 4.43 acres at 1738 South Geneva Road from OS-5 (low-density residential/agricultural) to C-2 (retail-focused commercial). He explained that the site has become unsuitable for farming or single-family residential use due to new roadway developments that have isolated the property into a smaller triangle. To mitigate the impact on the surrounding rural area, the Planning Commission recommended approval tied to a development agreement that limits C-2 uses by prohibiting 17 specific activities and restricting operating hours to begin no earlier than 5:00 AM. Mr. Hall confirmed that this agreement does not supersede existing noise ordinances regarding activities like dumpster collection.

Representing the applicant, Mr. Dudley shared that the project, named "Johnson Farm," will feature flex retail space designed with a "farm theme" architecture to honor the property's multi-generational history. He noted that the development team has coordinated extensively with UDOT regarding site access, which will be limited to the old Geneva Road to comply with safety requirements for the new traffic corridor.

Public Hearing open at 6:47 PM

Elaine Schofield, a nearby Utah County resident, expressed significant concerns regarding the drainage and water infrastructure for the proposed Geneva Road development, noting a disconnect between the developer's plans and information from city and project engineers. She emphasized that the developers must coordinate with the Lake Bottom Irrigation Company to secure necessary permits and expressed skepticism about the project's viability given that the "Taylor's drain" system arrangements appear unfinished. Ultimately, she argued that the project feels premature and urged the city to move away from "spot zones" in favor of a comprehensive master plan for Orem's limited remaining land, including its annexation areas, to ensure the entire region is developed effectively.

Public Hearing closed at 6:50 PM

Mayor McCandless prompted the planning staff to address the drainage concerns raised by the public. She sought to clarify where in the legal process such infrastructure issues are officially resolved and confirmed with staff that the property is already designated for commercial use within the city's current general plan.

Mr. Hall explained that the rezone is only the "first step" and that the current concept plan lacks the technical detail required for a full drainage analysis. He clarified that extensive drainage reviews—including the impact on systems like the Taylor Drain—occur during the site plan approval process, which takes several months. He noted that while Orem is currently updating its general plan, the existing future land use map already slates this isolated "triangle" of land for commercial development, with industrial zones planned to the south and west.

Councilmember Millett focused on financial and operational liability, confirming that the developer, not the city, is responsible for the costs of on-site drainage. She noted that if the property cannot be adequately drained according to state and city standards, the developer simply will not be able to build. She also asked for clarification on the "C2" designation, ensuring that despite the zone's name, specific high-impact uses like auto sales are strictly prohibited by the development agreement.

Councilmember Mecham expressed sympathy for the need for a solid master plan in the rural southwest area. He questioned the staff regarding the proximity of other retail zones, noting that the property is somewhat unique as a commercial "island" created by new roadways in an area that is otherwise predominantly slated for industrial use.

Mr. Bybee provided geographic context for the council's planning questions, noting that the nearest comparable commercial area would likely be near 2000 South and the future Lakeview Corridor.

Mr. Lambson moved to rezone, by ordinance, 1750 South Geneva Road from OS-5 to C2 with Development Agreement, **seconded** by Mr. Killpack. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett and Quinn Mecham. The motion **passed**.

PUBLIC HEARING - Impact Fees Discussion *Presenter: Ryan Clark, Assistant City Manager and Fred Philpot, LRB*

Mr. Clark and Mr. Philpot presented an analysis of Orem's impact fee structure, outlining the maximum allowable fees the city could assess over the next five years to accommodate growth. Mr. Philpot explained that these fees—which cover services such as parks, public safety, transportation, and utilities—are calculated based on demand, existing facility inventory, and the required level of service. He presented several options for the Council's consideration: adopting the calculated maximum, opting for a lower amount based on regional averages (approximately 58% of the maximum), or a "surgical" approach that reduces specific fees like Parks and Recreation while potentially removing "buy-in" components for existing infrastructure capacity.

The Council discussed the potential consequences of not adopting the maximum fees, noting that while it might improve housing affordability, it could also lead to a reduced level of service or require existing residents to subsidize new development through the general fund. Council members raised questions about how Orem compares to neighboring cities, to which Mr. Philpot cautioned that such comparisons are rarely "apples-to-apples" due to differing infrastructure ages and levels of service. Mr. Bybee and the Council also explored the possibility of a phased approach, where fees could be increased gradually over several years to reach the maximum ceiling. Ultimately, Mr. Philpot clarified that while the city has some flexibility due to excess system capacity, the Council must balance the need for new revenue with the impact on development and the maintenance of community standards.

Public Hearing open at 7:26 PM

No public comment

Public Hearing closed at 7:26 PM

Mayor McCandless opened the discussion and steered the Council toward establishing a unified direction.

Councilmember Mecham advocated for an annual increase mechanism (suggesting roughly 5%) to stay ahead of inflation and prevent the fees from becoming significantly outdated. He expressed a desire to align Orem's rates with comparable cities that have recently updated their data. He also questioned whether different utility categories should have varied percentage levels based on specific departmental needs, though he ultimately stated he would be comfortable with a standard across-the-board percentage if staff found a tiered approach too complex.

Councilmember Lambson echoed Mr. Mecham's sentiments. He supported raising fees to at least the regional average, if not slightly higher. He emphasized the importance of maintaining current service levels and inquired about a specific mechanism to trigger periodic updates to ensure the city remains current with evolving data.

Mr. Philpot clarified that the proposed increases are not technically "inflationary adjustments" but a strategic move toward the legally calculated maximum ceiling. He explained that a "surgical" approach (Option 2) is possible but mathematically complex. He noted that Orem's system is largely developed, meaning impact fees are less of a "needle mover" here than in high-growth cities. He confirmed that the fees are for expansion and "buy-ins," not repair or replacement, and that the Council can legally set a multi-year escalation schedule within the ordinance.

Councilmember Millett expressed support for starting at the regional average (Option 1) to balance city needs with housing affordability. She firmly stated that the fee should not exceed 75% of the maximum allowable rate. She also sought clarification on whether rebuilds or safety crosswalks qualified for impact fee funding, learning that such "repairs" or "deficiency corrections" must generally be funded through the General Fund rather than impact fees.

Councilmember Killpack concurred with his colleagues, specifically agreeing that 75% of the calculated maximum should serve as the absolute ceiling for the proposed fee schedule.

Councilmember Muhlestein questioned the wisdom of Option 2 if the city intended to do a percentage increase over time, suggesting Option 1 was more straightforward. She also explored the "buy-in" component, asking if those funds help reduce pressure on enterprise fund budgets; Mr. Philpot clarified that while they do, the amounts are nominal—a "drop in the bucket"—compared to overall city budgets.

Councilmember Gale inquired about the tangible impact on service levels if the city chose not to adopt the maximum fee. She expressed satisfaction with the explanation that because Orem is largely built out, adopting a lower fee (Option 1) strikes a reasonable balance between community maintenance and home affordability.

Mr. Bybee summarized the Council's guidance to help staff draft the ordinance: a starting point at 58% (Option 1) and a ceiling at 75% (Option 3), amortized over five years. Mr. Clark noted that while staff would provide the requested technical breakdown of departmental needs, the next step would be drafting a detailed ordinance with year-by-year fee schedules for the Council's future review.

Mr. Earl provided "attorney math" to clarify the implementation, noting that reaching the 75% target from a 58% start would require approximately a 7% annual increase over five years. He ensured the Council understood that the math must be compounding and clearly spelled out in the ordinance to remain legally defensible.

Mayor McCandless confirmed the Council's consensus: a starting point of 58% of the maximum allowable fee, escalating to a ceiling of 75% of the maximum over a five-year period.

CITY MANAGER INFORMATION ITEMS

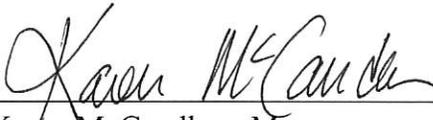
Mr. Bybee concluded the meeting by thanking the Council for their support of the recent volunteer appreciation dinner, which received significant positive feedback from the community. Regarding the ongoing state legislative session, he encouraged members to monitor the Utah League of Cities and Towns (ULCT) bill tracker to stay informed on the status of city-related legislation. Finally, he announced the release of the annual citizen report, a popular publication that provides residents with key service statistics from the past year and a preview of the city's upcoming projects.

ADJOURN TO A CLOSED SESSION IN THE SUMMIT CONFERENCE ROOM To discuss pending or reasonably imminent litigation; the character or professional competence of an individual; or the purchase or lease of real property.

Ms. Gale moved to adjourn to a closed meeting in the Summit conference room to discuss pending or reasonably imminent litigation; the character or professional competence of an individual; or the purchase or lease of real property, **seconded** by Ms. Muhlestein. Those voting yes: Karen McCandless, Chris Killpack, Crystal Muhlestein, Jeff Lambson, Jenn Gale, LaNae Millett and Quinn Mecham. The motion **passed**.

(These minutes were created with the help of AI)

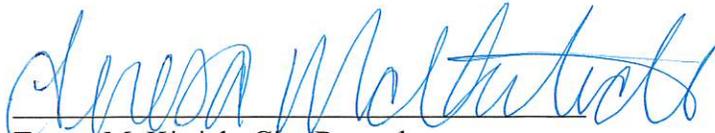
PASSED and APPROVED on this 10th day of February 2026.



Karen McCandless, Mayor



ATTEST:


Teresa McKittrick, City Recorder

<u>COUNCIL MEMBER</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Mayor Karen McCandless	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Killpack	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Crystal Muhlestein	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jeff Lambson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jenn Gale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LaNae Millett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Quinn Mecham	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

