City Council Meeting

February 18th, 2026
City Council Chambers, 38 West Center

6 P.M. Mayor Wanner opened the meeting.

Roll Call:
Brian Neilson, Kim Pickett, Rohn Peterson, Donald Childs, Stella Hill, Michael Wanner

Invocation/Inspirational Thought:
Given by Councilor Stella Hill

Pledge of Allegiance:
Led by Mayor Wanner

Public Forum:
No public comment

Discussion and Possible Action Items

City Contribution to Youth Theater Program:
The council discussed a request for a donation to a youth theater program, which had been funded in the past but raised concerns about compliance with state gift clause restrictions. Dennis explained that the council could establish criteria and parameters for distributing discretionary funds to ensure compliance and public benefit. The council considered creating a formal grant program for cultural and economic initiatives, like how they apply for grants themselves. The Council agreed that they would like to bring this back for farther discussion.

Councilor Nielson made the motion to table the action item; Councilor Childs seconded the motion.

Roll Call:
Nielson: Yes, Pickett: Yes, Peterson: Yes, Childs: Yes, Hill: Yes

Tarr Canyon Project Funding:
City Administrator Dennis Marker reported that during mandatory training with the USDA, the City was informed that although it had been awarded the $5 million Community Project Funding (CPF) grant, it must still complete the formal application and environmental review processes. At the recent council retreat, concerns had been raised that without obtaining a USDA loan, the

City's application might not be expedited. However, during the training, USDA officials clarified that projects awarded CPF funds are subject to a streamlined, expedited review process, even without an accompanying loan.

Based on that clarification, Dennis determined that pursuing a USDA loan solely to "grease the wheels" was unnecessary. USDA indicated that if the City did seek a loan, the minimum amount would be $500,000 at 3.75% interest over 40 years. Instead, He recommended using $125,000 from the existing $2.7 million CIB loan as the required 25% non-federal match for the CPF funds. They noted that it was still unclear whether the CIB loan would require separate closings or could be tracked internally without splitting the loan.

The Council discussed the financial implications, including a potential average monthly increase of approximately $12 if the full CIB loan were utilized. Staff expressed hope that project costs would come in under budget, potentially reducing the loan amount needed.

The discussion also addressed the anticipated impacts of House Bill 501, which would require municipalities seeking state funding to meet water rate thresholds based on median household income, as determined by a statewide study conducted by Zions Bank. Councilmembers expressed concern that the mandated rate structure would likely exceed the City's project-related rate increases. They discussed the importance of timing and messaging so residents would understand that future rate increases were largely driven by state legislative requirements rather than solely by the Tarr Canyon project. Additional future fees, including a state-imposed water system monitoring fee effective July 1, 2027, were also noted.

Ultimately, the Council agreed that moving forward without a USDA loan was the most financially prudent option. A motion was made to proceed with Option A for North Canyon project funding, utilizing CIB loan funds as the federal match.

Councilor Pickett made the motion to go with option one, Councilor Childs seconded the motion.

Roll Call:
Nielson: Yes, Pickett: Yes, Peterson: Yes, Childs: Yes, Hill: Yes

Minutes

February 4th, 2026, Regular Council Meeting:

Councilor Nielson made the motion to approve the minutes for February 4th, 2026, regular council meeting, Councilor Pickett seconded the motion.

Roll Call:

Nielson: Yes, Pickett: Yes, Peterson: Yes, Childs: Yes, Hill: Yes

Bills for period ending February 13th, 2026, totaling $136,249.19:

The Council discussed the possibility of strengthening documentation of the payment workflow. Staff agreed to provide a written synopsis and flowchart of the accounts payable process, including mission statements and internal deadlines, to ensure clarity and accountability.

Councilor Childs made the motion to approve the bills for the period ending February 13th, 2026, totaling $136,249.19, Councilor seconded the motion.

Roll Call:
Nielson: Yes, Pickett: Yes, Peterson: Yes, Childs: Yes, Hill: Yes

Reports of Officers, Staff, Boards and Committees

Valerie Andersen:

City Council pictures will be on March 4th

Dennis Marker:

He reported that the City had received approval for its first 75% reimbursement request under the grant from the Governor's Office of Economic Opportunity for the industrial park project. The City expected to receive a check for over $300,000 and planned to place the funds in an interest-bearing account until the project moved forward, allowing the City to earn additional interest in the meantime.
He reminded the Council of an upcoming meeting with Utah Department of Transportation (UDOT) regarding the proposed Main Street sidewalk crossing. The meeting included a virtual plan review followed by an on-site visit. The discussion included whether four trees near Main Street would need to be removed to accommodate the crosswalk. UDOT had indicated that if the trees were not removed, the crosswalk would not be approved. Council members discussed the possibility of relocating the trees using professional services and agreed to at least explore that option. It was also noted that any replacement landscaping would need to remain low profile to maintain visibility and meet UDOT requirements.
Dennis reported that the Planning Commission would meet the following Wednesday to review several items:

- A home-based trucking business license application requiring Planning Commission approval under current code.
- A zone change request from the Christensen family to rezone a portion of property from Agricultural (A1) to Rural Residential (RR) to allow subdivision of a one-acre lot for a family member.

- A conditional use permit request from the Paradise Motel at 395 South Main to develop 9–12 short-term RV camping spaces on the unused rear portion of the property. The Council would serve as the final approval authority on that conditional use permit. UDOT would review any additional traffic impacts related to the RV park access from Main Street.

Regarding the Tarr Canyon well project, Dennis stated that the drilling rig was being set up on site and that full boring operations were expected to begin soon.

He also provided legislative updates. House Bill 501 had already been discussed. He noted that House Bill 236 would affect the truth-in-taxation process by potentially requiring municipalities to prepare two budgets—one with a tax increase and one without—though a substitute bill was being considered that would instead require an exhibit outlining impacts if an increase were not adopted.

Dennis also discussed House Bill 184, which would significantly limit municipal zoning authority. The bill would allow applicants to submit incomplete proposals and require cities to act within 30 days or risk automatic approval, even if proposals did not comply with local zoning standards. The Utah League of Cities and Towns opposed the bill and encouraged cities to monitor it closely and contact legislators. Representative Ray Ward was identified as the bill's sponsor, and concerns were raised about its potential impact on local control. Although the bill had faced pushbacks and was currently stalled, there was discussion that it could be amended or reintroduced.

Finally, Dennis informed the Council of a March 17 meeting of inland port project areas across the state in Salt Lake City. The meeting would include networking and training for port area managers. Councilor Brian Nielson offered to attend and represent the City if directed by the Mayor and Council.

Reports by Mayor and Council Members

Brian Nielson:

Discussed House Bill 501 and acknowledged that it would raise water rates for residents. They reviewed the substitute version, which allowed cities to keep the additional revenue locally rather than sending it to the state. The required timeline would have mandated compliance by 2027 for funding eligibility and by 2031 for all systems.

The REC Board reported that it approved required sex offender registry checks for coaches but declined full background checks due to cost. The board also addressed out-of-compliance football helmets and planned a staggered recertification schedule. Volunteers agreed to help construct the shed without City funding.

Kim Pickett:

Discussed ideas for celebrating the upcoming 250th anniversary of the Fourth of July. He suggested decorating the downtown area, particularly the block from 1st South to Main Street near the clock tower, with star decorations and red, white, and blue lighting in the trees.
The Council also discussed the condition of the flags currently displayed on Main Street. It was noted that they were dirty and should be taken down, cleaned or replaced, and stored properly to extend their lifespan.
Additionally, there was brief discussion about the music at the clock tower, including ensuring it could be operated properly from the office.

Rohn Peterson:

On the 12th, Rohn attended a sewer board meeting, primarily focused on wastewater issues and waste removal challenges. JD was reviewing options to address waste disposal concerns and continued to evaluate solutions.
The board reported ongoing hydrogen sulfide ($H2S$) issues in some of the pipes, which were being monitored and investigated further. A wastewater master plan was discussed, along with efforts to secure funding for system improvements. He also noted that the one pond was too small and that funding opportunities were being explored to address capacity needs.
Discussions included options for handling material from the pond that needed to be hauled off and dried. The board considered whether it would be more cost-effective to load and haul the material once rather than multiple times and explored the possibility of using vacant ground as a temporary processing area. Because the material contained waste and contaminants, it could not be used as fertilizer as originally hoped.
Met with the Fourth of July committee and discussed event planning and getting His feet wet as the chair. Appreciation was expressed for leadership and efforts related to organizing the event and coordinating fireworks preparation by Mayor Wanner.

Donald Childs:

Spoke with Zack Jensen to explore an alternative option to build a new pond. He asked whether a percentage-based partnership—proposing a 20/80 split, with the City retaining 80% and the partner receiving 20% in exchange for providing secondary water capacity—could be considered instead of constructing additional infrastructure. However, no agreement or deal resulted from the discussion.
Mayor Wanner stated that he let the City's engineer know that He wants the ball rolling with this project. It is one of His top priorities for the City.

Stella Hill:

Stated that if they are going to want to get new decorations for main street for the holidays that they would need to be ordered soon.
There was further discussion about the trees in the downtown area. Although four trees will be removed due to prior concerns and safety issues, it was acknowledged that four trees would

remain. Council members expressed disappointment but agreed that evaluating whether the trees could be relocated or salvaged was worthwhile. Staff planned to contact a professional to determine if the trees could be safely moved or if the root systems would prevent relocation.

Mayor Wanner:

Dennis and Mayor Wanner had been working together and had met with all council members to gather feedback. Phone calls were made and discussions were held to address the items raised. Mayor directives were implemented based on the input received, and progress was made after they collaborated to improve the situation. Work on these efforts has been ongoing over the past few weeks, and positive progress has been noted.

Closed Meeting:

Councilor Pickett made the motion to go into a closed meeting to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property, Councilor Childs seconded the motion.

Roll Call:
Nielson: Yes, Pickett: Yes, Peterson: Yes, Childs: Yes, Hill: Yes

7:28 out of closed meeting

Adjournment:

Councilor Nielson made the motion to adjourn; Councilor Pickett seconded the motion.

Roll Call:
Nielson: Yes, Pickett: Yes, Peterson: Yes, Childs: Yes, Hill: Yes

Michael Wanner

Approval Date: March 4th, 2026

Michael Wanner, Mayor

Attest:

Valerie Andersen

Valerie Andersen, City Recorder