

Town Council Meeting

January 21, 2026

Elected Officials Present: Mayor Neil Brown, Councilmembers: Grant Lundberg, Curtis Thomas, Chad Coburn

Absent: Brenan Jackson

Staff Present: City Clerk Lucinda Thomas, Deputy Clerk Nicole Preston, Planning Chairman Avery Fitzgerald, Assistant Chief Corey Carter, Lt Mike Wall

Public Present: Caleb Rees, Lonny Ward, Sterling Brown, Michael Fowers, Lisa Fowers, Corinne Aagard, Kayla Doran, Devon Doran, Janean Thomas, Willie Thomas, Quentin Francom, James Nielsen, Oren Bates, Brent Carter, Wayne Penrod, Chet Barnett, Mark Davis, Troop 101 Boy Scouts, Brook Huntington, Brandy Foye, Tammy Coburn

1. **Call to Order** – Mayor Neil Brown called the meeting to order at 7:00 pm.
 - a. Lonny Ward gave the opening prayer.
 - b. Troop 101 led the pledge of allegiance.
 - c. Oath of Office Ceremony – City Recorder Lucinda Thomas thanked all those who are willing to serve their community and she greatly appreciates all the work that they put in. She then issued the oath of office to the incoming/re-elected officials, Mayor Neil Brown, Councilman Grant Lundberg, and Councilman Chad Coburn. She gave the officials an oath of office form to sign and gave them a certificate of election.
2. **Approval of Minutes from December 10, 2025**
 - a. Councilmember Curtis Thomas made a **Motion** to approve the minutes from December 10, 2025. Councilmember Grant Lundberg **Second** and the motion **Passed**.
 - i. Mayor Neil Brown - YES
 - ii. Councilman Grant Lundberg - YES
 - iii. Councilman Curtis Thomas - YES
 - iv. Councilman Brenan Jackson – absent
 - v. Councilman Chad Coburn - YES
3. **Approval of Expenditures**
 - a. Made a **Motion** to approve the expenditures in the amount of seventy-four thousand seven hundred eighty dollars and twenty-six cents (\$74,780.26). **Second** and the motion **Passed** all in favor.
 - b. Councilman Thomas had questions regarding the Circle J Rodeo expenditure. It was explained that it was the payment for the 2026 Rodeo Stock Contractor.
 - c. Councilmember Grant Lundberg made a **Motion** to approve the expenditure. Councilmember Curtis Thomas **Second** and the motion **Passed**.
 - i. Mayor Neil Brown - YES
 - ii. Councilman Grant Lundberg - YES
 - iii. Councilman Curtis Thomas - YES
 - iv. Councilman Brenan Jackson – absent
 - v. Councilman Chad Coburn - YES
4. **Approval of Work Orders**
 - a. There were no work orders to approve.
5. **Discussion and possible action with Caleb Rees who will present our financial audit for the Fiscal Year 2025**
 - a. Mr. Rees reviewed the audit report and reported that the town has an unqualified report which is the highest rating that a town can receive. He stated that we received no findings this year. He reviewed the budget numbers. He reported that as an independent auditor he found no problems

56 with the town's finances and feels that it is following all state laws. He reported that there were
57 no problems with the town's internal controls. He found that all budgetary controls were just fine
58 and there were no issues with those or impact fees. He talked about the improvement projects
59 that were completed including the well and tank which is worth over 5 million dollars. He talked
60 about the long-term debt which is the tank and well and project and that the 2.4 million in debt is
61 at a 0% interest. He reported that any of the council members who have questions are welcome
62 to call him office if they need help understanding the report.
63

64 **6. Commission & Staff Reports**

- 65 a. **Police Chief Report** – Lt. Mike Wall gave a report on the calls received in the month of
66 December. 29 public calls, 32 officer generated, total citations were 20 and 10 of those were for
67 speeding. There were other calls but most of those were either animal complaints or extra patrols.
- 68 b. **Fire Chief Report** – Assistant Chief Corey Carter reviewed the end of the year numbers. He
69 reported that there was a 17% increase in calls for the year and much of that increase were
70 medical related.
- 71 c. **Planning Commission Report** – Chairman Fitzgerald reviewed the agenda from their last
72 meeting.
73

74 **PUBLIC FORUM**

75 **Quentin Francom** – stop sign at 475 E and 800 N and he would like to see if changed from a
76 three-way stop to a through road and change the other direction to be the stop sign. He is
77 concerned about the general practice by residents running stop signs. He is concerned about the
78 kids/teenagers and their constant use of ATV's and the age of the kids who are licensed drivers
79 and are not wearing helmets or using seatbelts. He is worried about these kids and especially
80 when they are driving on the side of the road and not able to be seen by larger vehicles or semis.
81

82 **7. Discussion with Sterling Brown the General Manager of Strawberry Water Users Association.**

- 83 a. He explained the history of Strawberry Water Users Association and explained the history of how
84 water came to the land. He explained how now with new laws in place, Strawberry Water Users
85 are now able to sell their water shares to move them from their land to a new owner that is within
86 the Strawberry water Users district. There are certain rights that are part of this water including
87 that Strawberry water users run and operate these federal water rights, and then the canal
88 companies distribute the water. He showed a map showing how the water comes from
89 Strawberry reservoir to the mouth of Spanish Fork Canyon. This is agricultural land, and now the
90 federal government has now changed the water rights where they can be changed from
91 agricultural only to municipal and industrial use as well. To get this designation they will have to
92 get multiple different entities to approve the change or sale of the water rights. These entities
93 include the federal government, the strawberry water users board, the current canal company,
94 and the receiving canal company. If one of these entities doesn't approve then the change
95 cannot happen. This change came because of the growth and change to the south Utah county
96 area. He explained that a shareholder can now also request that their agricultural water can now
97 be changed from Agricultural use to Municipal and Industrial (M&I) use because they are going to
98 develop their land, this can now be done as well. Mayor Brown stated that this policy change
99 does make him nervous as he doesn't want Genola to lose their water rights and there is not
100 enough secondary water to take care of the lawns/gardens/animals etc. in the Genola community
101 because they choose to sell off their water rights. Mr. Brown stated that Strawberry Highline
102 Canal Company has a policy in place right now that says that a shareholder must leave a
103 minimum of 2-acre feet of water per acre of land on the original parcel. This information was
104 pleasing to the council; however, they were cautious as this is just a policy and policies can
105 change easily. Councilman Coburn echoed those same sentiments that he is worried for the
106 future.
107

108 **Mayor Brown stated that they will skip item 8-10 until Mr. Edwards arrives at the meeting.**
109 **Mayor Brown skipped to Agenda Item #11**

110 **8. Discussion and possible action with Dave Edwards on the new public works building and the** 111 **possibility of sending it out to bid.**

- 112 a. Mr. Edwards talked about the proposed building and described the plans to the council, and
113 council was able to review the paper plans. They were able to discuss components of the
114 building including type of materials used, crane options, drainage options, and bathrooms for
115 public use. Mr. Edwards then talked about the next steps which are to accept the plans and the
116 move on to the bidding phase of the project. He says that the bidding process typically takes 3-5
117 weeks and then the council can decide what contractors to use, but WPA will be available to
118 consult and help vet the bids. He explained that they will use bonfire to bid this project, which is a
119 state program. They discussed the drainage system of the building, and Mr. Mike Fowers
120 suggested that they use a tenant sweepers that sprays water and mop it up and it works well,
121 which would help them keep the building clean since there isn't going to be a French drain in the
122 bays. Mayor Brown asked him if he would send him a link to that kind of product so that they can
123 look at it. Mr. Fowers stated that he would.
- 124 b. Mayor Neil Brown made a **Motion** to approve the public works building into the bidding phase
125 and authorized the Mayor to prepare the bid. Councilman Grant Lundberg **Second** and motion
126 **Passed** all in favor.
- 127 i. Mayor Neil Brown - YES
 - 128 ii. Councilman Grant Lundberg - YES
 - 129 iii. Councilman Curtis Thomas - YES
 - 130 iv. Councilman Brenan Jackson – absent
 - 131 v. Councilman Chad Coburn - YES
- 132

133 **9. Motion to open the public hearing on Ordinance 2026-01 an amendment to the flood plain**
134 **ordinance**

- 135 a. Mayor Brown explained that for anyone to in our community to be eligible for FEMA funds or flood
136 insurance the city must have an ordinance on the books. This is what this ordinance is set to
137 accomplish
- 138 b. Councilman Curtis Thomas made a **Motion** to open the public hearing on Ordinance 2026-01 an
139 amendment to the floodplain ordinance. Councilman Grant Lundberg **Second** and the motion
140 **Passed** all in favor.
- 141 i. Mayor Neil Brown - YES
 - 142 ii. Councilman Grant Lundberg - YES
 - 143 iii. Councilman Curtis Thomas - YES
 - 144 iv. Councilman Brenan Jackson – absent
 - 145 v. Councilman Chad Coburn - YES
- 146 c. There was no signed up for the public hearing, Mayor Brown then asked if anyone would like to
147 speak on the floodplain ordinance. Wayne Penrod then stated that his daughter lived in Manti
148 and where she lived, they designated floodplain and she ended up having to pay higher
149 insurance even though there hadn't been a flood in over 100 years. Mayor Brown stated that this
150 is a possibility. He stated that most of the floodplain in Genola it is almost all White Lake. He
151 didn't feel that any of this land was out of place. Corrine Aagard asked them to define what a
152 floodplain is. It was explained that floodplains are areas where historically the land has flooded
153 before, like land close a river, stream, or lake, maybe coastal areas where the water is blown onto
154 shore, or areas where during a wet spring the ground is historically wet like White Lake. It was
155 explained what the ordinance has in it like, what might be required for construction in a flood
156 plain, what you can or cannot change that would make a flood plain worse or cause higher risk.
- 157

158 **10. Motion to close the public hearing.**

- 159 a. Councilman Curtis Thomas made a **motion** to close the public hearing. Mayor Brown **Second**
160 and the motion **Passed** all in favor.
- 161 i. Mayor Neil Brown - YES
 - 162 ii. Councilman Grant Lundberg - YES
 - 163 iii. Councilman Curtis Thomas - YES
 - 164 iv. Councilman Brenan Jackson – absent
 - 165 v. Councilman Chad Coburn - YES
- 166
- 167

- 168 **11. Discussion and possible action on approving 2026-01 an amendment to the flood plain**
169 **ordinance, which helps determine the flood hazards in our community.**
170 **a.** Mayor Brown explained that for anyone to in our community to be eligible for FEMA funds or flood
171 insurance the city must have an ordinance on the books. This is what this ordinance is set to
172 accomplish He stated that he didn't have any concerns with the floodplains designated.
173 Councilman Lundberg said that he felt that this is needed.
174 **b.** Councilman Grant Lundberg then made a **Motion** to approve ordinance 2026-01 an amendment
175 to the floodplain ordinance. Councilman Curtis Thomas **Second** and the motion **Passed** all in
176 favor.
177 i. Mayor Neil Brown - YES
178 ii. Councilman Grant Lundberg - YES
179 iii. Councilman Curtis Thomas - YES
180 iv. Councilman Brenan Jackson – absent
181 v. Councilman Chad Coburn - YES
182

183 **They then went back to agenda item 8**
184
185

- 186 **12. Discussion and possible action on an amendment to the cemetery policies and procedures**
187 **booklet.**
188 **a.** They discussed that the changes that were requested during the last meeting were changed
189 including the transfer of burial lots.
190 **b.** Councilman Chad Coburn made a **Motion** to accept the proposed changes to to the cemetery
191 policies and procedures booklet. Councilman Curtis Thomas **Second** and the motion **Passed** all
192 in favor,
193 i. Mayor Neil Brown - YES
194 ii. Councilman Grant Lundberg - YES
195 iii. Councilman Curtis Thomas - YES
196 iv. Councilman Brenan Jackson – absent
197 v. Councilman Chad Coburn - YES
198

- 199 **13. Discussion and possible action on Resolution 2026-01 adopting its 2026 Town Council and**
200 **Planning commission meeting schedule.**
201 **a.** They stated that it is consist with the years previous with the planning commission meetings
202 being held on the first Thursday and the Town Council meeting held on the third Wednesday, with
203 the exception of the month of December the meeting being held the week prior.
204 **b.** Councilman Curtis Thomas made a **Motion** to approve Resolution 2026-01 establishing the town
205 council and planning commission meeting schedule. Councilman Grant Lundberg **Second** and
206 the motion **Passed** all in favor.
207 i. Mayor Neil Brown - YES
208 ii. Councilman Grant Lundberg - YES
209 iii. Councilman Curtis Thomas - YES
210 iv. Councilman Brenan Jackson – absent
211 v. Councilman Chad Coburn - YES
212

- 213 **14. Discussion with Grant Lundberg on the large semi-trucks that travel the towns road.**
214 **a.** Councilman Lundberg stated that this is not his area of expertise, but he had a resident who
215 asked that this be discussed. They discussed the semi-trucks and if they are causing undo
216 damage to the current roads. They mentioned that most of our roads are not built to handle these
217 heavy trucks including Main Street, but Councilman Lundberg wanted to get a feel for how the
218 council felt about trying to pursue things further to limit where trucks can travel within the town
219 boundaries. Mayor Brown stated that he had serious concerns last summer when the truck traffic
220 became much heavier and frequent, however, he hasn't seen any major damage and the road
221 has held up. The council discussed this and there was comment from Mike Fowers who felt that
222 the town was attacking the trucking industry and his business but feels that this is just part of the
223 world now and we need to accept the trucks. He explained that banning pup trailers etc, will only

224 increase the amount of trucks on the road, because they will just have to haul it separately. They
225 discussed how implanting different restrictions like using a truck route or limiting pup trailers
226 would financially affect different business. It was determined that right now, there isn't an
227 appetite to keep working on this issue at this time.

228
229 **15. Discussion and possible action on appointment a board member for the South Utah Valley**
230 **Municipal Water Association (SUVMWA).**

- 231 a. The council decided to keep Mayor Brown as the board member and have Councilman Thomas
232 remain as the alternate, and this must be done every year.
- 233 b. Councilman Grant Lundberg made a Motion to appoint Mayor Brown as the board member and
234 Councilman Curtis Thomas as the alternate to the South Utah Valley Municipal Water
235 Association. Council Chad Coburn Second and the motion Passed all in favor.
- 236 i. Mayor Neil Brown - YES
 - 237 ii. Councilman Grant Lundberg - YES
 - 238 iii. Councilman Curtis Thomas - YES
 - 239 iv. Councilman Brenan Jackson – absent
 - 240 v. Councilman Chad Coburn - YES

241
242 **16. Council Comments**

- 243 a. Mayor Neil Brown – Mayor Brown wanted to readdress some assignments for the council
244 members. He asked for the following departments.
- 245 i. Fire Department – Brenan Jackson
 - 246 ii. Roads – Chad Coburn
 - 247 iii. Parks and Recreation – Grant Lundberg
 - 248 iv. Water – Curtis Thomas
 - 249 v. Treasurer – Grant Lundberg

250 Mayor Brown talked about the work that he has been working on for the dust problem that is
251 greatly affecting the community. He talked about the proposed legislation that is hopefully going
252 to the committee in the next two weeks. The legislation includes having the gravel pits contribute
253 money on an annual basis to help fund 2 more inspectors per year. They are also hoping to drive
254 coordination between different departments including, Department of Natural Resources, Division
255 of Air Quality, and Department of Environmental Quality, and even municipalities and counties so
256 that there would be communication during the process. They are hoping to create a permanent
257 working group to help this issue an ongoing effort. He also recognizes that the work that Mr.
258 Steele and his group is working more on the short term benefit and they doing a lot of good. He
259 stated that the biggest help that the community could do is if you see a dust problem report it. He
260 stated that there was a meaningful report placed from Genola last year, the DAQ investigated and
261 they did cite the company. He stated that this is within the availability of every resident to help,
262 even if the legislation passes. Mayor Brown stated that he is trying to push that we have the
263 technology and that the DAQ shouldn't have to rely on people to rat their neighbor out, but
264 currently that is the only system that is being used, to respond only to complaints. He reported
265 that the monitor will hopefully be put in place around the end of March. They discussed that the
266 complaint process is a little complicated and they discussed putting the step by step process in
267 the town newsletter.

- 268 b. Councilman Grant Lundberg – he had nothing else to report
- 269 c. Councilmember Curtis Thomas – he didn't have anything to report
- 270 d. Councilmember Brenan Jackson – was excused from the meeting

271 e. Councilman Chad Coburn – He discussed how they are looking at trying to come up with a
272 solution for the dust problem with the private rodeo arenas in town. The Mayor and Councilman
273 Jackson met in person with some of the affected parties, and they are worried about dust control
274 during the months where secondary water isn't available. They have talked about purchasing a
275 water trailer that the residents could then rent and purchase the required water to help with the
276 dust problem. He reported that the rodeo committee wanted to purchase more bleachers but that
277 the cost was about \$4000 more than last year, but they are expected to go up even more.

278
279 **17. Motion to Adjourn**

- 280 a. Councilman Chad Coburn made a **Motion** to adjourn. Mayor Neil Brown **Second** and the motion
281 **Passed** all in favor.
282 i. Mayor Neil Brown - YES
283 ii. Councilman Grant Lundberg - YES
284 iii. Councilman Curtis Thomas - YES
285 iv. Councilman Brenan Jackson – absent
286 v. Councilman Chad Coburn - YES
287
- 288 b. The meeting was adjourned at 9:18pm
289
290

291 Minutes prepared by Deputy Clerk Nicole Preston
292
293

294 Minutes Approved on: February 18, 2026
295

Lucinda Thomas
Lucinda Thomas City Recorder