

**The Minutes of
Honeyville City Council
January 14, 2026, Regular Meeting**

Mayor Bruce Nelson called the meeting to order at 7:00 p.m.

Present were Mayor Bruce Nelson, Councilmembers Codey Illum, Kami Anderson, Trevor Gardner and Dusty Bingham. Councilmember Ryan Adams was not present.

Approximately 27 members of the public were present.

Employees present were:

- Brittany Chlarson, Clerk/Recorder
- Wendy Lindauer, Deputy Clerk
- Troy McNeely, Public Works Director
- Kenny Funk, Zoning Administrator
- Blair Perry, Treasurer
- Dana Shuler, City Engineer

Bruce Nelson offered the invocation and led the group in the Pledge of Allegiance.

Conflict of Interest: Kami Anderson reported that she participates in the Farmers Market which is an agenda item.

Administer Oath of Office – Brittney Chlarson Honeyville City’s Election Specialist administered the Oath of Office to Codey Illum, Kami Anderson, Dusty Bingham and Bruce Nelson.

Public Comment Period:

- **Dave Hougaard** – Expressed that he noticed that Honeyville City is either the lowest or second lowest in taxes in Box Elder County and recognized that because of these funds can become limited. He stated that another city in Utah is also looking to keep their taxes lower and in order to do this they are looking at charging a fee for short-term rentals. He felt that this would be a reasonable fee to adopt to help maintain the city.
- **David McAdams** – Stated that he would like to know why the fee for the Farmer’s Market had been increased. **Mayor Nelson** stated that the city had gone through the fee schedule and found that a lot of our fees needed to be adjusted. Last month a public hearing was held to take public comments on those new fees. That notice was posted 10 business days in advance which is what the state of Utah requires. He further stated that no one came to the public hearing and the fees were passed. **Mr. McAdams** further expressed that he felt the Farmer’s Market was good for the community.
- **Kim Weis** – Shared that she is a member of the community who has attended the Farmer’s Market and enjoyed it. She hopes that it can continue in the future.

- **Julie Newland** – Sent an email to the council which was printed out for them to review. She stated that the email showed her support of the Farmer’s Market. She made comments about never meeting the council and Mayor. **Mayor Nelson** expressed that he has attended the Farmer’s Market and spoke with many members of the community. **Councilmember Gardner** also said that he had spoken with her on the phone regarding activities. **Julie** went on stating that she didn’t remember speaking with either of them and then expressed that the agenda and minutes were lacking.
- **Jessica Hayes** – A member of the community for 10 years stated that she has attended several Farmer’s Markets. She is thankful for these which allows her to be a stay-at-home mom and still run a business. She further expressed that she is aware that other cities have a special event fee. She is not opposed to the city charging a fee for the Farmer’s Market. She stated that Brigham City’s park is \$400.00 for one-time use, but they offer a special event rate to help lower that cost and ask that the council consider doing something like this.
- **Nicole Mitchel** – Stated that she agrees with what Jessica said. She participates in the Farmer’s Market to teach her kids skills. She further asked where those funds will be allocated to and questioned who else they will be charging fees to.
- **Sara Peterson** – She does not want to see the Farmer’s Market leave Honeyville and hoped there could be adjustments.

Mayor Nelson asked that those attending the meeting regarding the Farmer’s Market sign their name in support of it and the Mayor would take note of that.

Zoning Administrator/DRC/Planning Commission Report – Kenny Funk & Staci Zilles-Nelson

- **Zoning Admin/DRC Report: Kenny Funk**

Zoning Admin Report:

- **Business Licenses:** Two Business Licenses have been reviewed; One had to be adjusted and the other was denied because it was too vague.
- **Secondary Water:** Kenny was asked if secondary water is required for commercial development, but no other information has been submitted. Kenny reminded the council that secondary water is required if they have over 10,000 square feet of landscape.
- **Building Permit:** 7080 N. Highway 38 for a remodel. This permit has not yet been approved. **Codey I** asked for more information about the use of this building. **Kenny F.** said that it is zoned residential. It is a non-conforming lot so he can remodel that building as long as it is within the footprint of that existing building.

DRC:

- **UDOT Access Permit Meeting:** Ryan Bingham would like to build near Crystal Hot Springs. During that meeting UDOT mentioned that there are some roads in that area on the city’s transportation plan, and they suggested that the city look into

acquiring some easements. The Mayor wanted to meet with Kenny and Dusty to go over the existing transportation plan and see if it needs to be updated.

- **Rezone Requests:** Dave Hougaard is requesting a rezone which will go in front of the Planning Commission this month. Bryce Tolman has also requested to rezone his shop to commercial. That will be on February's Planning Commission agenda.
- **AF Bingham Subdivision:** Mark Bingham is looking to build a home on the remaining lot in the subdivision. However, that lot is a remnant parcel. As it is he cannot build on that lot because it is not a legal lot of record. He may need to subdivide to make this possible, but if he subdivides, he may need to rezone.

- **Planning Commission Report: Staci Z-N**

Planning Commission:

- **Shooting Ordinance:** Planning Commission is working on an ordinance regarding shooting within city limits.

Public Hearing: Water Capital Facility Plan & Impact Fee Facilities Plan:

A. Open Public Hearing: 7:22 p.m.

TREVOR GARDNER motioned to Open the Public Hearing regarding the Water Capital Facility Plan & Impact Fee Facilities Plan at 7:22 p.m. DUSTY BINGHAM seconded the motion. MOTION CARRIED with Codey Illum for, Kami Anderson for, Trevor Gardner for and Dusty Bingham for.

Mayor Nelson informed the public of the rules of the meeting. The public must be acknowledged by the council and be given permission to speak prior to speaking.

Table 7.1 of the Water Capital Facility Plan was displayed. Mayor Nelson informed the public that the city engineer and himself have been completing a study for a couple of years. There have been several discussions about how they would like to see the city grow. Dana, the city engineer, has taken the information from the studies and identified weaknesses in the City's current system. There are several issues currently. There is a list of items to upgrade the system. The Mayor further explained that the State is requiring municipalities to remove all lead and copper from their systems. Honeyville tests for copper in the system and there has never been an issue with it being in the water. Honeyville has approximately 9 miles worth of lead joints. Also, there are a few houses in the city that have lead goosenecks that connect the main line to the house line. Within the next 10 years the city will need to get rid of the goosenecks. As for the 9 miles that will need to be replaced, this will cost around a million dollars a mile. The mayor would like to apply for funding to help offset those expenses.

The city currently has four reasons that make it hard for them to get grants: 1) The City does not have any debts. 2) The water rates are low. 3) The taxes are low. 4) Our residents make too much money. Or in other words, the average income of Honeyville's citizens is too high.

On table 7.1 it lists the goals for the next 10 years.

Project 1: The first project they would like to do is to fix the pipe from spring 8 to spring 7 because spring 8 produces a lot of water, but the current pipe is insufficient to collect all of the water.

Project 2: The second project is to fix the pipe on 2750 W. This line has been notorious for having water leaks. That is why it has become a priority.

Project 3: Dana Shuler, the city's engineer, stated that the third project is a second connection to water over on the west side of I-15. Currently there is only one line serving that area and with that it does not meet the required fire flow. By installing a second line it will connect from the end of South Salt Creek Road cutting across so acreage connecting to 3600 W. on the South side of 6900. This would create a giant loop which helps with pressure and fire flow. **Mayor Nelson** explained that currently there is enough pressure in that area, but not enough flow. It was explained that these projects can't use impact fees because they are an existing deficiency. **Codey I** stated that each of these areas is impacted by growth even though they are deficient and felt that impact fees should apply under those conditions. **Dana S** explained that there is enough flow for 10 years which determines what the city can do based on State guidelines. **Mayor Nelson** explained that when someone builds a new home in Honeyville City, they are assessed an impact fee, those fees are charged because they are impacting the water system. Therefore, those fees go towards upgrading certain things in the city that are impacted by growth.

Project 4: Reservoir – **Mayor Nelson** explained that U of U predicts how fast the city will grow. Based off of those numbers the city will need a half a million-gallon reservoir tank built within 10 years. Based off of this, a study was completed by Zions Bank, and they came up with suggested impact fees. **Dana S** clarified that the funds collected now in impact fees will need to be spent by 2032 on that project. **Codey I** wanted to clarify that it is the State of Utah that is creating mandates on small municipalities. **Troy McNeely** Honeyville City's Public Works Director stated that a lot of these mandates are also from the Federal Government.

A member of the public asked whether or not the city has ever had debt. **Blair P**, the city treasurer, stated that they have bonded in the past, but it has been over 20 years since they have had to bond. Another member of the public asked why the city does not bond. It was explained that it is better for the city to not have to bond. Bonds impact members of the community as well.

Dave Hougaard reminded everyone that in order to speak you should be called on, come to the podium, state your name and then make your comment. **Mayor Nelson** thanked him for the reminder.

B. Close Public Hearing: 7:37

CODEY ILLUM motioned to Close the Public Hearing regarding the Water Capital Facility Plan & Impact Fee Facilities Plan at 7:37 p.m. **KAMI ANDERSON** seconded the motion. **MOTION CARRIED** with Codey Illum for, Kami Anderson for, Trevor Gardner for and Dusty Bingham for.

C. Action Item: Approval of the Capital Facilities Plan & Impact Fee Facilities Plan:

TREVOR GARDNER motioned to Approve the Capital Facilities Plan & Impact Fee Facilities Plan as presented. KAMI ANDERSON seconded the motion. MOTION CARRIED with Codey Illum for, Kami Anderson for, Trevor Gardner for and Dusty Bingham for.

City Administration – Mayor Bruce Nelson:

Discussion Items:

A. Assign Council Responsibilities: Mayor Nelson stated that previously Dave Hougaard was over public health and safety and Planning and Zoning. The Mayor would like to switch Kami to Planning and Zoning and have Codey over Mosquito Abatement. All other responsibilities will remain the same.

B. Code Enforcement Officer: Dave Hougaard has been hired as the new code enforcement officer.

C. 4th of July:

Assignments:

- **Trevor:** Movie in the Park & Parade
- **Dusty:** Cookshack
- **Kami:** Park Activities
- **Codey:** Rodeo and Trap Shoot
- **Ryan:** 5K

Mayor Nelson would like to have a good celebration this year by upgrading a few things.

D. New DRC – Currently serving on the DRC are - Kenny Funk, Troy McNeely, Laurie Hunsaker, Dana Shuler and Attorney as needed. Staci will now join the DRC as the Planning Commission chair and Laurie will stay as a member of the community.

E. Reconcile Bank Statement – Kami Anderson

Action Items: Mayor Nelson asked the council if they were ok with him switching agenda item A and B. There were no objections.

A. Appoint Planning Commission Member: Mayor Nelson stated that Bob Kosbab has resigned from the Planning Commission. Mayor Nelson has asked Caleb Hardy to serve on this committee, and he has agreed to do so. **Caleb H** stated that he felt it was a good opportunity to serve the community he lives in. **Mayor Nelson** expressed that Caleb has a lot of integrity and is willing to be honest, but he will also be upfront and blunt when necessary.

TREVOR GARDNER motioned to approve Caleb Hardy as a Planning Commission member. CODEY ILLUM seconded the motion. MOTION CARRIED with Codey Illum for, Kami Anderson for, Trevor Gardner for and Dusty Bingham for.

- B. **Honeyville Farmers Market** – **Stephannie Nelson** stated that she is a resident of Honeyville and one of the organizers of the Farmers Market. She expressed that any emotions that were received during the public comment period were just a reflection of individuals' passion for the market and a need to defend it.

She further stated that after they were informed of the new fee schedule, they were faced with some hard decisions. She reached out to the vendors and the community and the feedback she received was that the Farmers Market was something the residents really wanted.

She expressed that Honeyville City has a lot of great activities around holidays, but they would like to include the Farmers Market as one of those activities to bring the community together throughout the entire summer. She further explained that when she initially started this event, she had no idea how much it would grow. Their main goal of the Farmers Market is to bring the community together. Every single market had between 300 – 500 people. There is no expectation for people to come and spend money, they can come and just interact with members of the community and form friendships. This event also provides an opportunity for small entrepreneurs within the community to get discovered and to have a space to start their small businesses.

Stefannie said that in the past they have not charged Honeyville residents a fee to have a booth at the market.

Mayor Nelson asked for clarification. He stated that Honeyville residents don't get charged a fee, but non-residents do. He wanted to know how many non-residents attended the event. **Stefannie N.** explained that it changes depending on the month, but during the largest market, which tends to be in July, it is split 50/50. However, during the smaller markets it varies more. 62 vendors were at the largest market and at the smallest market there were 40 vendors. She further explained that the market is held once a month starting in June and ending in October. She further explained that the small fee that is charged to non-residents is put right back into the market to pay licensing fees, retain entertainment, advertising fees and other small expenses to get things organized.

Trevor G talked through some of the ways funds would need to be handled if it became a city sponsored event. He also explained that although it is believed that the city does not do anything to help prepare for the event, that is inaccurate. The staff is down there all week mowing, trimming, preparing power outlets and so forth to make sure it is

ready for the event to take place. Having that number of people at the park raises the expenses for the city. He stated that there has to be a compromise between both parties to come up with a solution that works for everyone.

Mayor Nelson stated that he feels that the council is in agreement that the Farmers Market is a good thing, but that they cannot make a decision in this meeting. **Dusty B.** asked who is liable if someone purchases something that makes them sick. **Stefannie N.** explained that the Department of Agriculture oversees this and limits items that are able to be sold there. **Trevor G** asked if the market has any insurance. **Stefannie N** said that the park is insured. However, vendors like the bounce house have to provide their own insurance to the city. She further explained that they call this the Farmers Market because they wanted everything to be homemade.

Codey I stated that the fees weren't changed to punish the Farmers Market, it was rather a decision based on what expenses are imposed on the city and how they can make it work for everyone. He further stated that the meeting for the change in fee structure was public noticed and no one attended the meeting. He said that the council is there donating their time to try and help everyone within the community and they are doing the best that they can.

There was further discussion about the fee (which unfortunately was misquoted).

Mayor Nelson decided that himself, Kami, Trevor and Stefannie will meet together and try and find a solution that works for everyone.

C. Nuisance Ordinance Text Amendment:

Staci Z-N stated that the Planning Commission had been working on a text amendment to the Nuisance Ordinance to address manure and other issues. **Brittany C** clarified that the text amendment for the manure portion had already been passed. However, when that came before the City Council there were 2 sections; 6 and 9, that the council did not like. Therefore, the ordinance went back to the Planning Commission, and they decided they agreed with the council and were recommending those text amendments be approved by the council tonight. Those sections were outlined in red on the documents in the packet.

CODEY ILLUM motioned to approve the presented Nuisance Ordinance Text Amendment. **DUSTY BINGHAM** seconded the motion. **MOTION CARRIED with Codey Illum for, Kami Anderson for, Trevor Gardner for and Dusty Bingham for.**

D. Impact Fee Analysis: Mayor Nelson stated that these fees were generated from the study done by Zions Banks which was discussed earlier in the meeting. Dana S stated that the city did not have different impact fees. However, on the new schedule there is an indoor impact fee if they qualify and an outdoor and indoor impact fee if they are using culinary water outdoors. Codey I asked how the city plans on enforcing indoors vs outdoor. Dana S stated that if there is a new development it would be listed on the plat. Kenny F stated that they can only build one home without requiring secondary water within certain areas of the city.

It was further discussed that someone with an indoor only water hookup should not have an overage. This should at least alert the city to a potential issue.

Dana S suggested that when the city does their water rate study, they should look at two different schedules with different escalating charges. This would not be a single overage fee but would escalate with the amount of overage.

CODEY ILLUM motioned to approve the Impact Fee Analysis as presented. KAMI ANDERSON seconded the motion. MOTION CARRIED with Codey Illum for, Kami Anderson for, Trevor Gardner for and Dusty Bingham for.

E. City Council Regular Minutes – 12/03/25

TREVOR GARDNER motioned to approve the City Council Regular Minutes of 12/03/25 as presented. DUSTY BINGHAM seconded the motion. MOTION CARRIED with Codey Illum abstaining, Kami Anderson for, Trevor Gardner for and Dusty Bingham for.

F. Check & Deposit Details – December 2025

DUSTY BINGHAM motioned to approve the presented Check & Deposit Details for December 2025. CODEY ILLUM seconded the motion. MOTION CARRIED with Codey Illum abstaining, Kami Anderson for, Trevor Gardner for and Dusty Bingham for.

Public Health & Safety/Mosquito Abatement – Councilmember Codey Illum

Mayor Nelson asked Codey to contact Mark Millet to let him know that he is now the councilmember over public health and safety.

Parks & Cemeteries/Youth City Council/General Community Events – Councilmember Trevor Gardner

- A. **Park Restroom Remodel Status:** Trevor G stated that they held a meeting and will begin work. The work needs to be completed by Mid-April. He also stated that they are looking into remote locks to help prevent vandalism in the restrooms.

General Community Events/Youth City Council/Planning Commission – Kami Anderson

Nothing to report at this time.

Water Systems & Drainage – Councilmember Ryan Adams

Ryan was not present to report.

Sara Peterson stated that she is having issues with drainage on her road at 7690 N. Highway 38. She said that she reported this 2 years ago and UDOT keeps archiving it. But she said that when there is a lot of moisture all of the water settles on her property. Mayor Nelson stated that this is not the city's responsibility. He suggested that she reach out to Troy and find out who is over the state shed on the North side of the community.

Streets & Roads/Buildings & Equipment/City Communications - Councilmember Dusty Bingham

Nothing to report at this time.

TREVOR GARDNER Motioned to enter into a Closed Meeting Regarding Potential Litigation at 8:30 p.m. DUSTY BINGHAM seconded the motion. MOTION CARRIED with Codey Illum for, Kami Anderson for, Trevor Gardner for and Dusty Bingham for.

Entered Closed Meeting at 8:30 p.m.

Re-Entered Open Meeting at 8:38 p.m.

CODEY ILLUM motioned to Adjourn the meeting at 8:38 p.m. KAMI ANDERSON seconded the motion. MOTION CARRIED with Codey Illum for, Kami Anderson for, Trevor Gardner for and Dusty Bingham for.

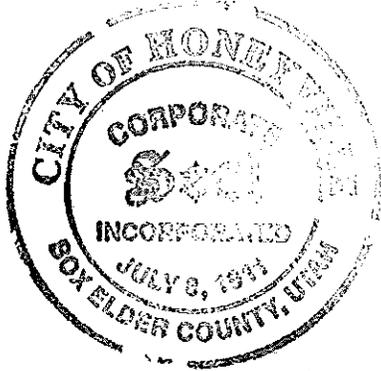
Meeting Adjourned at 8:38 p.m.

The foregoing minutes were taken and typed by Brittiny Charlson.

I certify these minutes to be true and accurate to the best of my knowledge.

ATTEST:

DATE APPROVED: 3/11/26



Brittney Charlson
Brittney Charlson – Clerk/Recorder

Bruce Nelson
Bruce Nelson – Mayor