

**SANTA CLARA CITY COUNCIL WORK MEETING
WEDNESDAY, MARCH 11, 2026
MEETING MINUTES**

THE CITY COUNCIL FOR SANTA CLARA CITY, WASHINGTON, UTAH, met for a Work Meeting on Wednesday, March 11, 2026, at 4:00 p.m. in the Council Chambers located at 2603 Santa Clara Drive, Santa Clara, Utah. The meeting will be broadcasted on our city website at <https://santaclarautah.gov>.

Present: Mayor Jarett Waite
Councilman Mark Hendrickson
Councilman Dave Pond
Councilwoman Janene Burton
Councilman Justin Caplin

Excused: Councilwoman Christa Hinton

Staff Present: Brock Jacobsen, City Manager
Selena Nez, City Recorder
Jim McNulty, Planning Director
Dan Cazier, Fire Chief
Casey Stratton, Public Works Director
Gary Hall, Power Director
Ryan VonCannon, Parks Director
Lance Haynie, Government Affairs Director
Jaron Studly, Police Chief
Sherry Laier, City Treasure
Makenzie Wade, Utility Clerk

1. Call to Order

Mayor Jarett Waite called the Santa Clara City Council Work Meeting to order at 4:01 p.m. Present from the council were Councilman Justin Caplin, Councilwoman Janene Burton, Councilwoman Christa Hinton, Councilman Dave Pond, and Councilman Mark Hendrickson. Excused Councilwoman Christa Hinton.

2. Working Agenda

A. General Business:

1. Introduction of New Administration Employee. Presented by Sherry Laier, City Treasurer.

City Treasurer Sherry Laier introduced Makenzie Wade, the newest employee who serves as a part-time customer service utility clerk. Wade works Monday through Friday from 9 AM to 2 PM. Wade expressed gratitude for the opportunity and noted that everyone she had met had been kind and helpful, making her feel blessed to work for Santa Clara City. The council welcomed her to the team.

2. Discussion regarding UAMPS Pooling Agreement. Presented by Gary Hall, Power Director.

Power Director Gary Hall presented an update on the UAMPS pooling agreement, explaining that the purpose is to update a 1980 pooling agreement for energy trading among members. The pool allows members with excess or deficit energy to engage in bilateral trading in the market. Hall explained that the agreement needs updating to align UAMPS operations with Pacific Corp's entry into the Extended Day Ahead Market (EDAM), which becomes effective in May. The updated agreement provides a

modern framework for governance, planning, cost allocation, and risk management while ensuring continued compliant participation in centralized market rules.

Key changes include obligating participants to purchase power and resource sufficiency requirements in excess of owned resources through UAMPS, establishing formal market planning tools including annual purchase plans and load and resource forecasts, and authorizing UAMPS to make market purchases on behalf of participants under approved plans.

Hall described EDAM as operated by CAISO (California Independent System Operator) and noted that studies suggest it could provide opportunities to purchase resources at cheaper rates, particularly excess solar generated in the West, potentially saving money through this new market access.

Mayor Waite inquired whether the annual purchase plan and resource efficiency obligations were new requirements. Hall clarified that while UAMPS has always done load forecasts, the formal requirement is new. The resource sufficiency requirement means they must plan ahead rather than rely solely on day-ahead market purchases, with a timeline requiring certain percentages of resources to be procured six months in advance, increasing as the actual day approaches.

Councilman Caplin asked if all member municipalities have the same agreement. Hall explained that through the Project Management Committee (PMC), all directors approved the pool agreement, which then went to the UAMPS board for approval. Now each of the 50-plus member utilities must individually approve it, though Santa Clara is only a member of about six or seven UAMPS projects.

When asked about potential downsides, Hall saw none, describing the new agreement as more concise and detailed compared to the vague 40-year-old version. He emphasized that the power market has changed significantly since 1980, especially with entry into EDAM, making the update necessary. Hall noted the collective bargaining value and the opportunity to access solar energy when it's sometimes given away or producers pay others to take it.

The item will return for approval in a couple of weeks, with Hall encouraging council members to reach out with any questions.

3. Continued discussion regarding RCOG Santa Clara Drive Grant. Presented by Jim McNulty, Planning Director.

Planning Director Jim McNulty presented the continued discussion of the Rural Communities Opportunity Grant awarded January 2, 2026, in the amount of \$194,013. Santa Clara was one of eight communities awarded grants out of 29 applicants, receiving 55% of the original \$350,000 request for a \$665,000 multi-faceted historic downtown retail project.

Original Project Scope: The grant was intended to support the historic district retail area by installing landscaping and planters in front of Frei's Market to replace angled parking, constructing new parking, installing signage and wayfinding elements, and demolishing and remediating Jenkins oil tanks. Additional components included improved signage, walkability improvements, building facade improvements, historic district maintenance, and a comprehensive marketing plan.

Timeline: The project runs from January 1, 2026, to December 31, 2027, with Phase 1 (months 4-9) focusing on landscaping, parking construction, and tank remediation; Phase 2 (months 10-15) involving detailed planning and permitting; and Phase 3 (months 16-24) completing remaining improvements and restoration activities.

New Proposal: Dennis Frei presented an alternative concept plan due to ongoing litigation with his brother that prevents implementation of the original plan involving Bryce's property. The new proposal features a food truck parking area on the west side, with electrical connections and landscaping, plus a proposed future building for retail and meat market operations where the current vacant historic home sits.

State Perspective: Colette Cox from the state explained that while partial grants are rare, the reduced funding (from typical \$4.5 million to \$2.5 million budget) created this situation. She emphasized that

the original proposal went through extensive planning with city staff, planning and zoning, and city council approval specifically to avoid such complications.

Cox noted that while Dennis's proposal includes positive elements like parking, walkability, and retail development, the fundamental challenge is that the majority of funds would now benefit a private entity rather than city property improvements as originally proposed. The original grant primarily addressed public safety and parking concerns through streetscaping and infrastructure improvements.

Property Complexity: McNulty revealed that the Frei family area includes seven properties with six ownerships across just over two acres, making coordination challenging.

Decision Parameters: Cox clarified three options: accept the grant as originally proposed, reject it entirely (with funds going to other communities), or request an amendment (unprecedented and risky). She emphasized that the decision deadline is March 15th and that fundamental changes to the project's core components would be difficult to approve at the state level.

Local Input: Dennis Frei explained that litigation prevents using Bryce's property as shown in the original plan, making implementation impossible. He expressed willingness to work within his own properties to avoid losing the grant, noting that the food truck concept generated enthusiasm and could provide community benefit while offering electrical connections rather than generators.

Denise Webster from Frei's Fruit Market supported Dennis's proposal, noting his generosity in dedicating income-producing property for community benefit. She emphasized their good faith efforts to address parking concerns, including converting their garden behind the fruit stand into a parking lot, and explained the practical limitations of their leased property situation.

The council discussion revealed various considerations including the need for zoning changes to accommodate food trucks, ADA compliance requirements, and the practical challenge of requiring customers to carry purchases across the street if front parking were eliminated. Mayor Waite indicated interest in conducting a sight distance study for the angled parking to inform safety decisions.

The item requires council decision by March 15th, with the understanding that rejection could impact future grant opportunities, while amendment requests carry uncertain approval prospects from the state.

4. Discussion regarding Public Safety Agreement. Presented by Brock Jacobsen, City Manager.

City Manager Brock Jacobsen presented a restated amended agreement for public safety fire, EMS, and police services with Ivins. The current structure involved two separate agreements - one for police started in 2012 and one for fire/EMS from 2018 - both 50-year agreements that felt like annual negotiations despite their long-term nature.

Cost Sharing Changes: The new agreement adjusts cost sharing from the current method using population and sewer connections (currently 56% Santa Clara, 44% Ivins) to a weighted system using population (67% weight) and call volume (33% weight). Population data comes from Utah State Tax Commission sales tax reports each January, while call volume uses a five-year rolling calculation with recent years weighted at 80% and 90% respectively, and the remaining three years receiving full weight. This approach, similar to dispatch agreements, aims to prevent large swings from major incidents in either city.

Budget Cap Provision: The agreement includes a controversial provision capping percentage changes at 1% annually. If calculations result in changes exceeding 1% for either party, the adjustment would be capped at 1%. This has generated extensive discussion in the work group about whether one city should subsidize the other's increased costs. Jacobsen sent data to Ivins to test scenarios and determine if the 1% threshold could realistically be exceeded.

Annual Budget Process: Budget deadlines moved from March 1st to April 1st for more preparation time. The agreement limits annual operational budget increases to 6% or CPI plus population growth

percentage, whichever is higher, excluding one-time non-operational expenses like fire apparatus or police vehicles. Budgets exceeding these limits require agreement from both parties.

Term and Structure: The agreement moves from a 50-year term to a 6-year term with automatic renewal, providing more certainty for staff while allowing periodic review outside of election seasons. The agreement formalizes a public safety work group meeting in February, April, August, and November, consisting of the mayor, two council members, and city manager from each city.

Mayor Waite noted that Ivins has been cooperative in addressing Santa Clara's concerns, removing provisions the work group didn't like and accepting the addition of call volume to cost calculations. He requested language addressing asset division if the partnership dissolves, suggesting using an average percentage over time rather than the current year's percentage to prevent unfair asset distribution.

Councilman Pond, representing Santa Clara on the work group, indicated satisfaction with the process. Fire Chief Dan Cazier expressed confidence in the agreement and noted that while termination language is necessary, he considers dissolution highly unlikely given the mutual benefits.

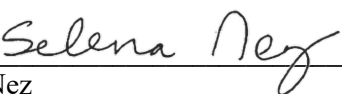
The agreement will return for approval at a regular meeting in the near future.

3. Staff Reports

Was moved to the regular City Council meeting at 6:00 pm.

4. Adjournment

Mayor Waite adjourned the work meeting at 5:24 p.m., noting they would reconvene at 6:00 p.m. for the regular meeting.



Selena Nez
City Recorder

Approved: March 25, 2026