

Town Council Meeting

February 18, 2026

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

Absent: Brenan Jackson

Staff Present: Deputy Clerk Nicole Preston, Planning Chairman Avery Fitzgerald, Chief William McMullin, Chief Rod Hurst, City Attorney Josh Nielsen

Public Present: Ben Carson, Mike Maughan

1. Call to Order – Mayor Neil Brown called the meeting to order at 7:00 pm.

- a. Councilman Curtis Thomas gave the opening prayer.
- b. Councilman Grant Lundberg led the pledge of allegiance.

2. Approval of Minutes from January 21, 2026

- 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. Councilman Thomas had questions regarding the Circle J Rodeo expenditure. It was explained that it was the payment for the 2026 Rodeo Stock Contractor.
- b. 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. Commission & Staff Reports

- a. **Police Chief Report** – he reviewed the CAD stats for the month of January, which included 1 accident, 1 burglary, 1 civil problem, 2 agency assists, 1 welfare check, and most of the remaining being extra patrols. 13 citations, with 17 total offenses, 27 officer generated with 22 public generated.
- b. **Fire Chief Report** – he reported that the State legislature will be honoring lost firefighters for 2025 and Marcee Nelson will be included in this event. He reported that he is planning to attend the ceremony which is scheduled for later in the week. He passed out to the council a challenge coins that were created to honor Marcee. Chief McMullin spoke about the agreement that is on the agenda and how there may be a complication to actually passing it. He stated that there was another agreement that needed to be passed but it wasn't on the agenda. Deputy Clerk Nicole Preston stated that the office was under the assumption that they were the same agreement. They will put both agreements on the agenda for the next meeting. Attorney Josh Nielsen stated that for the agreement that is on the agenda, there is a problem with it as the town will have to adopt the wildland urban interface code. This is tied to State code, he clarified that we would need to formally adopt the state code before the agreement can be signed. Chief McMullin said

56 that he hadn't reviewed the state code in depth because he knew that the State was still updating
57 the code. He stated that this proposed agreement is what allows the Town to work on and
58 participate in State Fires. He stated that the state code is controversial because it will cause
59 insurance to go up with the designation of so many lands high risk for fire. Mayor asked for a
60 copy of the state code and have it sent to the council to be reviewed.

- 61 c. **Planning Commission Report** – Chairman Fitzgerald reported that as he has accepted a
62 position with the public works department he is resigning from the planning commission, he
63 brought the new Chairman Daron Hughes to introduce to the council. He reviewed the agenda
64 items from their previous meeting including the recommendation from the commission to pass the
65 amendment to the subdivision ordinance and the conditional use amendment. He discussed with
66 the council that they were working on the Master Plan, and asked if there was any major changes
67 that the council would like to see made. Councilman Lundberg reported that he would like to see
68 that the town could actually do more with the Trails section that is already in place and maybe
69 work to see if the old railroad line or when they bury the strawberry highline canal that those
70 areas could be used at public trails.

71
72 **PUBLIC FORUM** – There was no one signed up for the public forum

73
74 **6. Discussion and possible action regarding a proposed amendment to the subdivision**
75 **ordinance 2026-03.**

- 76 a. The Council reviewed the proposed changes including the updating the easement requirements,
77 and the possibility for vacating an existing an unused easement.
78 b. Councilman Chad Coburn made a **Motion** to approve Ordinance 2026-03. Mayor Neil Brown
79 **Second** and the motion **Passed** all in favor.
80 i. Mayor Neil Brown - YES
81 ii. Councilman Grant Lundberg - YES
82 iii. Councilman Curtis Thomas - YES
83 iv. Councilman Brenan Jackson – absent
84 v. Councilman Chad Coburn - YES

85
86 **7. Discussion and possible action on a cooperative agreement 2026-01 with the Utah Division of**
87 **Forestry, Fire, and State Lands.**

- 88 a. It was determined that this agenda item cannot be actionable as the contract requires some
89 adoption of state ordinance and council is not prepared to adopt this language at this meeting.
90 This will have to be discussed at a later meeting.

91
92 **8. Discussion and possible action on a proposed amendment to the Conditional Use Ordinance**
93 **2026-02 a change in notifications to land owners.**

- 94 a. Mayor Brown asked Commissioner Mike Maughan who was present at the meeting, and who
95 opposed the proposed amendment. He explained that he is concerned that the language doesn't
96 take into account severed title property owners and feels that the risk to the town is greater than
97 what the town to take on. To find all the severed title property would take a title search and
98 someone who is skilled to read and understand the title report. He stated that the city doesn't
99 have to notify these owners, and the courts would back them up for not notifying them and
100 instead only notifying the taxing owner. But if the town really want to prioritize property rights he
101 feels that this would be necessary. It was discussed how time-consuming, and costly this action
102 could be it was also discussed that the town employees don't have the expertise to read these
103 title reports. Mayor Brown stated that he sees the idea as a great idea, however, the
104 implementation of the request isn't realistic. Councilman Lundberg asked why the language was
105 changed and why the rest of the commission didn't include it. City Attorney explained the reason
106 behind the proposed change to begin with and then explained that with his discussion with the
107 commission but also other city attorneys they all agreed that taking on the liability of trying to
108 notify all those who have a severed property right would be too much of a city to take on, and why
109 they would only take on the requirement to notify the owners of record.

- 110 b. Mayor Neil Brown made a **Motion** to approve Ordinance 2026-02 an amendment to the
111 Conditional Use Ordinance. Council Grant Lundberg **Second** and the motion **Passed** all in
112 favor.
- 113 i. Mayor Neil Brown - YES
 - 114 ii. Councilman Grant Lundberg - YES
 - 115 iii. Councilman Curtis Thomas - YES
 - 116 iv. Councilman Brenan Jackson – absent
 - 117 v. Councilman Chad Coburn - YES

118
119 **9. Discussion and possible action on the bid documents and a timeline for the new public works**
120 **building.**

- 121 a. He explained that the bid documents are ready and we are ready to put to bid which WPA will
122 help with the whole process. He explained that there will be a pre-bid meeting on March 4th. If
123 more than 3 council members are to be in attendance, then the meeting will need to be noticed.
124 It was explained that the WPA helped design the project but they will also help manage the
125 project. April 13th at 4pm is when the bids are due and they will open the bids on April 13th at
126 5pm. They won't be choosing the bidders that day, but the bids will be opened. This will be a
127 public meeting and anyone who submits a bid can be in attendance. At the next town council
128 meeting they may begin to start to award the bids. This project is expected to take 270 days for
129 start to finish and there is a penalty involved if there isn't substantial completion.

130
131 **10. Council Comments**

- 132 a. Mayor Neil Brown – He reported on a proposed bill that is before the legislature right now, which
133 would allow a contractor to come before a city and any for any lots that are 5400 sq ft regardless
134 of the zoning laws, and unless there is an adequate reason (maybe water or sewer) and if the
135 town doesn't act within 6 days they are automatically approved. Deputy Clerk Nicole Preston
136 said that she had contact information to show that we don't want this bill to pass. She will email it
137 out to all the council members. He discussed another bill that would charge the town for every
138 single gallon of water that we deliver, he talked about how this would affect fees. He was hopeful
139 that this won't go through. He mentioned that the current owners of the AT&T Tower has
140 proposed an amendment to their current offer, and the offer was \$640,000 for a contract
141 extension of 100 years. Mayor Brown did a time value comparison and found that the money
142 given right now would be less than this amount. The council stated that they were not even open
143 to discussing this for a long time.
- 144 He stated that he will be meeting with a representative from the division of Air Quality to
145 determine a location for the new air monitor. The preference is to put it at the Water Tank on
146 Cumorah Hills, but he is thinking that they might want to put it at the Fire Station. He stated that
147 they were planning on putting another monitor in Utah County anyways, and because of the noise
148 that the residents of Genola have made this is why they have chosen Genola.
- 149 The Strawberry Water – He feels that there may be another solution and that would be that at the
150 time of development they simply add the Town of Genola as a Co-owner of the Water. He feels
151 that this would help, because then someone can't sell it without the Town's Approval. He stated
152 that it has also been done by Utah County. He stated that this idea hasn't been reviewed by the
153 Town Attorney but that this would allow the Town to help keep the water in Genola and not allow
154 it to be sold, at least without the Town's approval. They felt that this would help us from not
155 taking the ownership away from the residents. The council would like to have a legal review done
156 on the this idea.
- 157 b. Councilman Grant Lundberg – Town Celebration is starting to get going, and there is a meeting
158 coming up. He stated that the Miss Genola program is starting to get going and they are doing
159 well. They are working on getting contracts and expectations iron out. He asked for any
160 suggestions for someone to help with the Easter Egg Hunt as his previous helper will not be
161 available that weekend.
- 162 c. Councilmember Curtis Thomas – He asked about the construction dates for Highway 6 and
163 Highway 141. Mayor Brown updated that it was supposed to start this May but because of design
164 problems it is being delayed. He is hoping it isn't delayed anymore than a year. Councilman

165 Thomas stated that he will be out of the state for the next meeting, but he is happy to phone in if
166 needed.
167 **d.** Councilmember Brenan Jackson – was not present at the meeting
168 **e.** Councilman Chad Coburn – He reported that the rodeo is going to be working on a smaller
169 project this year. He reported that he went to a MAG conference and he felt that it was good he
170 was at the training and he is learning a lot of about roads and the importance to be apart of the
171 discussions.

172
173 **11. Motion to Adjourn**

174 a. Councilman Chad Coburn made a **Motion** to adjourn. Councilman Curtis Thomas **Second** and
175 the motion **Passed** all in favor.
176 i. Mayor Neil Brown - YES
177 ii. Councilman Grant Lundberg - YES
178 iii. Councilman Curtis Thomas - YES
179 iv. Councilman Brenan Jackson – absent
180 v. Councilman Chad Coburn - YES

181
182 b. The meeting was adjourned at 8:11 pm

183
184
185 Minutes prepared by Deputy Clerk Nicole Preston

186
187
188 Minutes Approved on: March 18, 2026

Lucinda Thomas
Lucinda Thomas City Recorder