



Mayor - Bryan Cox  
City Council - David Fowles  
City Council - Stephanie Allred  
City Council - Tiffany Atkinson  
City Council - Gerald Osborne  
City Council - Kirk Brower

Hyde Park City Council  
113 East Center Street  
Hyde Park, Utah

April 8, 2026

The Hyde Park City Council meeting began at 7:00 and was conducted by Mayor Cox.

**City Officials Present:** Mayor; Bryan Cox, Council members; Stephanie Allred, Tiffany Atkinson, Gerald Osborne and Kirk Brower; City Administrator; Marcus Allton, City Recorder, Donja Wright, City Planner; Machael Layton and NPPD Chief Goodrich. Council member David Fowles joined via zoom.

**Others Present:**

**Thought / Prayer:** Council member Brower

**Pledge of Allegiance:** Council member Brower

**Minutes:** *Council member Allred moved to approve the minutes from March 25, 2026 workshop as presented. Council member Fowles seconded the motion. Motion Carried Unanimously.*

**Minutes:** *Council member Atkinson moved to approve the minutes from April 29, 2026, as presented. Council member Brower seconded. Motion carried unanimously.*

**Adoption of Agenda:** *Council member Atkinson moved to approve the agenda as presented for April 8, 2026. Council member Allred seconded. Motion carried unanimously.*

#### **Citizen Input**

Mayor Cox opened the floor for citizen input, noting a three-minute limit and explaining that non-agenda items would be referred to staff for response outside the meeting.

Bill Knowlton from Hyde Park Partners, the team developing Cash Meadows facility, spoke to commend the council for Council Member Brower's prayer and the Pledge of Allegiance. He noted that such practices don't happen in other communities where they develop and praised Hyde Park for having its priorities straight.

## **Council Business**

### **Mayor/Staff/Council Reports**

City Administrator Marcus Allton provided weekly police statistics in the chief's absence. He reported meeting with the mayor and Donja that morning on budget work, noting things looked good but would likely require some tax increase to fulfill everyone's wishes. Due to new state laws, procedural budget discussions would begin in the first May meeting, with a public hearing on the tentative budget.

Council Member Fowles asked about timing for reviewing the complete budget, and Allton confirmed it would be ready shortly. Mayor Cox explained the challenge of state requirements to identify tax rate decisions before receiving county taxable rate information, creating timing difficulties.

Allton clarified that the budget currently shows staying at the decreased rate from last year, not the original rate. He also announced no city council meeting on April 22nd due to the League of Cities and Towns conference, and the monthly general plan workshop would be held next week at 6:00 PM instead of its regular time.

Mayor Cox reported reaching an agreement with Project Back 40 on an MOU for city reimbursement if a study is required, which he signed since it didn't obligate city funds. He discussed ongoing fire district negotiations with multiple cities and the county executive, promising to invite executive representatives to present once direction is clearer.

Council Member Allred asked if avoiding double-payment for fire services would free up budget money. Allton responded that in theory yes, but the situation would likely not be that simple.

Mayor Cox announced finding potential water rights for purchase - approximately 200 acre feet, though more expensive than previous purchases. The sellers were open to payment over time, and any final agreement would return to council. He noted this could potentially provide leeway in water requirements if the city could acquire and be reimbursed for some water funds.

### **NPPD Report**

No police report was available as the chief was away.

### **Consider Annual Drinking Water Report**

City Administrator Marcus Allton presented the annual drinking water quality report, explaining it's done in partnership with the state and available on the city website under the public works page. He emphasized the city's water quality receives high marks annually, with levels detected well below allowable limits. The health department previously took samples but is backing away from that role, so the city will now take its own samples and send them to the health department for analysis.

Council Member Fowles asked about differentiating between well water and spring water. Allton explained that the system mixes water sources before distribution, so testing occurs at set locations throughout the city rather than at individual sources.

Council Member Brower inquired about testing the new pump. Allton responded that testing would occur once it's connected to the tank, noting they're working with contractors to complete the connection while facing scheduling challenges.

### **Consider Cache Meadows Skilled Nursing Senior Development Park Impact Fees**

This item had been continued from the previous council meeting. Tyler Howland from Hyde Park Partners presented their position through a detailed letter outlining three proposals: full waiver, significant reduction to approximately \$12,000 (20% of current amount), or commissioning a third-party study they would fund.

Howland argued their facility would have near-zero impact on city parks, as it's a skilled nursing facility similar to a hospital where patients don't leave unless escorted. He noted the current calculation method using ERUs doesn't properly apply to their facility type, and most surrounding cities don't charge park impact fees for commercial development.

City Administrator Allton clarified that the city attorney noted a 69% discount had already been applied when the fee was assigned, bringing it from approximately \$190,000 to \$59,662.50. The attorney felt this was already a substantial reduction the city could defend.

Extensive discussion followed regarding the appropriateness of the impact fee calculation. Howland acknowledged the difficulty of Marcus's task in calculating fees for a project type not covered in the impact fee study. He emphasized their genuine belief that they shouldn't pay the fee but offered compromise options including paying for an independent study.

Council members debated the options. Council Member Brower initially motioned to accept 25% of the current amount (approximately \$15,000) but the motion died for lack of a second. Council Member Allred then motioned to follow the attorney's recommendation and maintain the current fee, but this also died for lack of a second.

Council Member Fowles suggested accepting the third proposal for an independent study, noting they'd accept every other study the city has paid for and would accept one the developer pays for. Council member Atkinson, while reluctant about the study approach, seconded the motion as the fairest approach.

The discussion included consideration of including assisted living facilities in the study scope, which Howland agreed would provide clarity for all parties. Mayor Cox noted that while he'd like to see park impact fees collected, fairness should take precedence.

*Motion: Council Member Fowles moved to accept proposal three for an independent third-party study, with the city accepting the results of said study. Council Member Atkinson seconded.*

*Council members Fowles and Atkinson voted in favor. Council member Brower and Allred voted in opposition. Motion carried 3-2 (with Mayor Cox casting the tie-breaking vote in favor).*

City Administrator Allton will contact the city attorney to establish the city's expected participation in the study process, including input on selection and possibly interviews during the study.

### **Consider signing an agreement with Xpress Bill Pay for Utility Billing**

City Administrator Marcus Allton explained this proposal would cost the city more money but provide significant quality of life improvements for residents through better billing transparency and coordination between billing software systems. The system also offers mobile payment capabilities that could be used for city celebrations and youth council events, integrating directly into accounting systems.

Council Member Fowles asked about other options considered. Allton indicated that staff had evaluated several software options over the past year, with this rising to the top. He noted that five or six cities in the valley use this system, including his own residence in Hyrum.

Council Member Allred inquired about the approximately \$30,000 annual cost and budget accommodation. Finance Officer Donja Wright confirmed they would make room in the budget, noting the current system costs only \$40 monthly but provides minimal functionality, while this system would handle the entire billing process and reduce staff time significantly by eliminating the 10-20 hours monthly currently spent on payment processing.

*Motion: Council Member Brower moved to accept the proposal to sign an agreement with Xpress Bill Pay. Council Member Atkinson seconded. Council members Fowles, Allred, Atkinson and Brower voted in favor. The motion carried 4-0.*

### **Consider letter giving approval for work on the trails**

Council Member Tiffany Atkinson had coordinated with trail organizations to secure free trail work. The letter would grant permission for work on city land from May 1st through October 30th, including improvements related to existing trails. Council members praised Atkinson's efforts in securing this free service.

Mayor Cox emphasized ensuring trails are built for both hiking and biking, as bike-appropriate trails work for hikers but not vice versa. Discussion included questions about debris removal, with suggestions for renting a shredder or using material for the community garden compost.

*Motion: Council Member Stephanie Allred moved to approve the letter giving permission for trail work. Council Member David Fowles seconded. Motion carried 4-0.*

### **Consider reapproval of Resolution 24-21**

This resolution expresses Hyde Park City's approval to adjust the common boundary with North Logan for property on Seventh East and Sixth South. The original approval from 2024 was dropped somewhere in the process between agencies, preventing residents from completing their move-in procedures.

City Administrator Marcus Allton explained that reapproval would allow resubmission to the state for processing. He noted uncertainty about whose fault the original dropping was, but reapproval would resolve the issue for the newest residents.

Council Member Fowles asked for clarification about the timeline and whether North Logan had also reapproved it. Allton indicated he had contacted North Logan's city administrator about getting it on their agenda.

*Motion: Council Member Fowles moved to reapprove Resolution 24-21. Council Member Brower seconded. Council members Fowles, Allred, Atkinson and Brower voted in favor. The motion carried 4-0.*

### **Discussion Items**

Council Member Fowles reported on attending the Cache Highline (Upper Middleton Canal) shareholder meeting, which had standing room only attendance. Key points included farmers being advised not to plan on a third cutting due to water shortages, immediate restrictions if water opened now, and likely twice-weekly watering restrictions for standard half-shareholders.

Fowles proposed revisiting water rate adjustments to reward low water users while raising rates for high users, suggesting a public hearing in May. He also recommended a presentation on the city's water situation, noting that green lawns are likely to indicate excessive water use. City Administrator Allton confirmed that Colette is refining a water rate presentation for May, designed to keep lowest users at current rates or provide discounts while increasing rates for highest users who create the most system wear. The presentation addresses revenue generation needs for the water fund and infrastructure replacement planning.

Mayor Cox emphasized the need to save money for water line replacement, particularly when overlaying roads, noting that current rates only cover operational costs, not infrastructure replacement for systems installed 30 years ago.

Council Member Allred reported a successful Easter egg hunt with approximately 140 children participating.

Council Member Atkinson discussed community garden planning for an April 18th service day with high school club participation. She also mentioned challenges recruiting volunteers for Front Porch planning and potential new member recruitment.

Council Member Allred noted ongoing issues with rocks being thrown into the new park basement area, suggesting it might decrease once the playground opens and provides alternative activities.

Discussion ensued about park opening timeline, with City Administrator Allton targeting Memorial Day for playground opening, though landscaping might be delayed due to sod availability challenges and water restrictions.

### **Closed Session**

*Motion: Council Member Allred moved to go into closed session to discuss the purchase and sale of real property and pending litigation. Council Member Brower seconded. Council members Fowles, Allred, Atkinson and Brower voted in favor. The motion carried 4-0.*

The council entered closed session, with recording stopped and restarted afterward for adjournment.

Adjourn

Following the closed session, the meeting was adjourned.

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Donja Wright

**Minutes:** *Council member Atkinson moved to approve the minutes from April 8, 2026, as presented. Council member Brower seconded. Council members Atkinson, Osborne and Brower voted in favor. The motion carried 3/0.*