WOODS CROSS CITY COUNCIL MEETING
MAY 5, 2026

The minutes of the Woods Cross City Council meeting held May 5, 2026, at 6:30 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

COUNCIL MEMBERS PRESENT:
Ryan Westergard, Mayor
Julie Checketts
Jim Grover-*Entered the meeting as noted
Wally Larrabee
Rachel Peterson

COUNCIL MEMBERS EXCUSED:
Eric Jones

STAFF PRESENT:
Bryce Haderlie, City Administrator
Curtis Poole, Community Development Director
Jim Bigelow, Police Chief
LaCee Bartholomew, Community Services Manager
Travis Timothy, Police Department
Sam Christiansen, Public Works Director
Annette Hanson, City Recorder
Brian Passey, Finance Director
Johnny Filler, Public Works Department
Jim Linton, Police Department

PUBLIC ATTENDANCE:
Ryan Parker
Lois Schrader
Ron Smith
Mariah Wall
Tyler Parkin
Michael
LeGrande Blackley
Steven Peterson
Robin Cahoon Goodman
Joseph Rupp
Kevin Palmer
Stephanie Olsen
Don Schrader
Lenore Peterson
Holly Hogan
Ethan Meldrum
Bandon Wood

INVOCATION/PLEDGE: Rachel Peterson

COUNCIL KUDOS AWARD

The Mayor gave the floor to Council Member Checketts, who said the Community Services Manager, LaCee Bartholomew, had nominated Tara Kinser of the Parks Department for Council Kudos for her outstanding success with the Woods Cross Parks Department's Arbor Day Celebration. Ms. Bartholomew said there was an impressive turnout to the event and the newly planted trees looked fantastic. She said it would be a wonderful lasting addition to the park, and Tara and her team did an exceptional job bringing the event together, which created a positive impact on the community.

Council Member Checketts awarded a gift card to Tara for her nomination for Council Kudos, and the Mayor and Council thanked Tara for the great work she is doing for the city in the parks department.

YOUTH CITY COUNCIL REPORT

The Mayor gave the floor to Youth Council Mayor Holden Manning who reported on the success of several activities the YCC was involved in. He said the Easter Eggstravaganza with the most ever seen. He said the evening egg hunt for the teenage youth also had a fantastic turnout.
Mayor Manning said the YCC is recruiting new members for the council and interviewing for leadership positions.

The Mayor and Commission thanked Mayor Manning for all his hard work as Mayor for the YCC and for all they continue to do to support the activities within the city.

DAVIS COUNTY PERMANENT/TRANSITIONAL HOUSING

The Mayor gave the floor to Mr. Ryan Parker Housing and Homeless Coordinator for Davis County and who gave a presentation on the Davis County Permanent Supportive/Transitional Housing. He said Davis County had supported emergency shelters with the Code Blue legislation, but Davis County felt there needed to be more options, such as housing. He reported on the state of those experiencing homelessness in Davis County. He noted data indicates ongoing challenges and need for supportive housing solutions. He said they have a proposal for permanent supportive & transitional housing with integrating support, housing, and opportunity for a thriving neighborhood. He also explained how transitional housing acts as a bridge between the homelessness/crisis and permanent housing. He said this would be a limited stay program, typically 6-24 months, providing a stable environment. It would also include comprehensive support services such as case management, life skills training, employment assistance, and counseling. He said with these services it could be a Pathway to Independence.

The Council asked a few questions of Mr. Parker about some of the ideas expressed, and he said they would appreciate any support from the city in these programs. Mr. Parker outlined what the county is looking at doing in the future to provide more programs and housing for people experiencing homelessness.

The Mayor and Council thanked Mr. Parker for his presentation.

CONSENT AGENDA ITEMS

The Council had reviewed the consent agenda items Council Member Larrabee made a motion to approve the consent agenda items as presented with Council Member Peterson seconding the motion and all voted in favor of the motion through a roll call vote.

RATIFY CASH DISBURSEMENTS

The Council ratified the cash disbursements for 4/3/26-4/30/26 through the consent agenda.

CONSIDERATION TO APPROVE MINUTES

The minutes of the City Council meeting held 4/7/26 were approved as written through the consent agenda.

CONSIDERATION TO APPROVE 2026 PROCLAMATION DECLARING MAY 10-16 AS POLICE APPRECIATION WEEK IN WOODS CROSS CITY

The City Administrator noted the city of Woods Cross would like to recognize the Police Department for their tireless efforts in protecting and serving the citizens of our Woods Cross City community by enforcing laws and keeping our streets, schools and families safe, and are aware of the sacrifices that police officers make by risking their lives each and every day in order to safeguard the public.
This Proclamation declaring May 10-16, 2026, as Police Appreciation Week in Woods Cross City was adopted through the consent agenda.

CONSIDERATION TO ADOPT 2026 PROCLAMATION DECLARING JUNE 15-19, 2026, PUBLIC WORKS APPRECIATION WEEK IN WOODS CROSS CITY

The City Administrator noted the city of Woods Cross would like to recognize the Public Works Department for the professional work they do taking care of the city's infrastructure, facilities, and services that are of vital importance to the sustainability and resiliency of the community and the public health, high quality of life, and well-being of the people of Woods Cross City.

The Proclamation declaring June 15-19, 2026, as Public Works Appreciation Week in Woods Cross City was adopted through the consent agenda.

CONSIDERATION TO ADOPT ORDINANCE 639 AMENDING MUNICIPAL CODE 14-15-090 OWNER'S RESPONSIBILITY FOR PARKING VIOLATIONS

Chief Bigelow and Sergeant Jim Linton provided the following information to the City Council for their review.

The police department is requesting the Mayor and Council adopt this ordinance revision, to fix an issue that has arisen with issuing parking citations. The City Prosecutor has raised concerns regarding proper service of parking citations, and he believes this code revision acknowledges that placing the citation on the vehicle satisfies the requirements to the individual being "duly served" as noted on the citation.

For your review see the current city ordinance and the proposed revised ordinance.

(Current city ordinance)
14-15-090. Owner's Responsibility for Parking Violation.
Whenever any vehicle shall have been parked in violation of any ordinance prohibiting or restricting parking, the person in whose name such vehicle is registered shall be prima facie responsible for such violation and subject to the penalty therefore, to include any fees associated with towing and storage of vehicles.

(Ordinance with proposed revision)
14-15-090. Owner's Responsibility for Parking Violation.
Whenever any vehicle shall have been parked in violation of any ordinance prohibiting or restricting parking, the person in whose name such vehicle is registered shall be prima facie responsible for such violation and subject to the penalty therefore, to include any fees associated with towing and storage of vehicles. *In lieu of personal service, placing the citation onto the vehicle, will be accepted as duly served to the registered owner of the vehicle*.

Following the review of this information, ordinance 639 amending municipal code 14-15-090 owner's responsibility for parking violations was adopted through the consent agenda.

CONSIDERATION TO ADOPT RESOLUTION 2026-980 AUTHORIZING HIRING AN INDEPENDENT CONTRACTOR CRIMINAL INFORMATION TECHNICIAN ASSISTANT TO THE PROSECUTOR

The Risk Management Director noted the following for the City Council:

"Recent audits by the Bureau of Criminal Identification (BCI) alerted the police department and Justice Court to issues regarding providing criminal information to the city prosecutor. BCI and FBI regulations do not allow

users of the Utah Criminal Justice Information System (UCJIS) to share criminal information with other entities. Since the police, courts, and prosecutors are all separate functions within the city, each must have their own access to UCJIS. The contracted legal secretary will perform this function and other related legal tasks for the city prosecutor."

Following the information given, Resolution 2026-980 authorizing the hiring of an independent contractor criminal information technical assistant to the prosecutor was adopted through the consent agenda.

CONSIDERATION TO ADOPT RESOLUTION 2026-981 AUTHORIZING DAVIS COUNTY CDBG INTERLOCAL AGREEMENT FOR FY 2027, 2028, AND 2029

The City Administrator noted this agenda item is to adopt the resolution provided by Davis County. He noted the County is currently requalifying as an Urban County to administer the Community Development Block Grant (CDBG) for fiscal years 2027-2029.

He also said to ensure Woods Cross City remains eligible for these federal funds, HUD requires an updated interlocal agreement and a supporting resolution. The City Attorney has reviewed the resolution and approved it to form.

Following the review of this item, Resolution 2026-981 authorizing Davis County CDBG Interlocal Agreement for FY 2027, 2028, and 2029 was adopted through the consent agenda.

CONSIDERATION TO ADOPT RESOLUTION 2026-982 AUTHORIZING CLARK STREET (1000 W) RIGHT-OF-WAY PROPERTY DEDICATION TO UDOT

The City Administrator also noted this resolution, and the associated right-of-way documents are presented for the city to dedicate a portion of Clark Street (1000 W) to the Utah Department of Transportation (UDOT) for the I-15 Reconstruction project.

In addition, paragraph 11 of the UDOT Real Estate Purchase Contract obligates UDOT to acquire the necessary property rights (including purchasing land as needed) and to construct a hammerhead turn-around in compliance with applicable fire code requirements, and to dedicate the completed hammer-head turn-around to Woods Cross City.

Following the information given, resolution 2026-982 authorizing Clark Street (1000 W) Right-of-Way property dedication to UDOT was approved through the consent agenda.

CONSIDERATION TO ADOPT RESOLUTION 2026-983 APPROVING 2026 INTERLOCAL COOPERATION AGREEMENT BETWEEN DAVIS COUNTY CITIES AND DAVIS COUNTY FOR UPDES GENERAL PERMIT

This agreement involves Davis County and all participating cities concerning the UPDES (Utah Pollutant Discharge Elimination System) General Permit. This permit, mandated by the Environmental Protection Agency (EPA), is administered by the State of Utah under the National Pollutant Discharge Elimination System (NPDES), which derives authority from the Federal Clean Water Act of 1972.

The City Council adopted resolution 2026-983 approving 2026 Interlocal Cooperation Agreement between Davis County cities and Davis County for UPDES General Permit via the consent agenda.

CONSIDERATION TO ADOPT RESOLUTION 2026-984 AUTHORIZING AGREEMENT WITH RALPH SMITH CO. FOR MATERIAL STORAGE FOR THE 1500 SOUTH WATER TANK CONSTRUCTION

In preparing for the 1500 S Tank project, 2 sites needed to be identified for the contractor to use for storing backfill material (approximately 5,172 cubic yards) and for disposing of soil not needed for the project (approximately 6,059 cubic yards).

While working with Ralph Smith Co. (RSC) to use the city property at 950 S, RSC staff recommended using another of their properties at 950 W for material storage and provided options for disposing of clay and selling sand from the 1500 S Tank Site.

City Staff and RSC Staff negotiated an agreement allowing the use of the Ralph Smith Property while they negotiate a lease for the city property RSC currently uses. The city's contractor will use part of the RSC property at 950 W (for staging and backfill material storage) and the Farmington dump site, both at no charge, as part of the 1500 S Tank Replacement Project. There may be an opportunity for the city to sell some of the excavated sand to Utah Sand and Clay, a sister company to RSC.

This resolution is part of the approved 1500 S Tank Replacement Project in the Water Fund 51-61-703. This Agreement allows for potentially lowering the hauling dirt costs for the 1500 S Tank Replacement Project when awarded.

The Council adopted resolution 2026-984 approving 2026 Interlocal Cooperation Agreement between Davis County cities and Davis County for UPDES General Permit through the consent agenda.

CONSIDERATION TO ADOPT RESOLUTION 2026-985 AUTHROIZNG APPROVING 1800 W RIGHT-OF-WAY AGREEMENT WITH PACIFICORP AND SEDDIE LLC

The Public Works Director presented the proposed agreement to facilitate the acquisition of approximately 1.02 acres from PacifiCorp for the construction of a public roadway at 1800 W (Redwood Road) north of 500 S and supporting infrastructure, providing the second access point required by the fire code for the Bandon Fields project. The Bandon Fields residential subdivision is currently in unincorporated county and is being annexed into West Bountiful. The current city boundary will not be affected.

This acquisition is necessary to provide public access and utility infrastructure required to support adjacent development and to facilitate future growth on 500 S within the current city boundaries.

There is no fiscal impact on the city. All costs associated with the acquisition, including the $407,600 purchase price, earnest money, closing costs, and title expenses, and construction costs will be paid by the Developer, Seddie LLC.

The City Council adopted resolution 2026-985 authorizing the approval of the 1800 W Right-of-Way agreement with Pacificorp and Seddie LLC through the consent agenda.

PUBLIC COMMENT

The Mayor opened the meeting for public comments that would take less than three minutes.

Mr. Stephan Olsen addressed the Council and commented on the housing presentation saying he had worked for a glass company who supplied glass for some of the homeless housing and the glass supplied was very expensive. He said after about a year, they were back in their homes fixing things that were damaged or broken. He said he was a little frustrated with the funds spent on expensive items for homeless people. He said he wondered why it is the tax payors burden to bear. He said he lives near the Trax Station, and he has had issues with theft and thought the station should be moved to Centerville. He said he did feel like it should fall to the tax payors to pay for housing for the homeless.

Mr. Tyler Parkin addressed the Council and said he requested a longer period of time to be on the agenda to address stop signs in the Valentine Estates area and for certain intersections. He said he had driven through multiple neighborhoods of Woods Cross and there are stop signs for all four ways of an intersection. He said he will work on the street addresses where they are applicable. He said he is also concerned about motorized vehicles moving around his neighborhood and he is concerned about the safety of the children in the neighborhood. He said he felt like the police patrols need to be increased. He said he felt like police need to be on public roads to be seen. He said he had concerns about not being able to ask questions on the way taxes are being allocated like with the new city hall and Hogan Park. He asked if it is really needed. He wondered if remodeling would be less expensive than a new building. He said he is concerned about city wages with the population and feels like they are in the high threshold for this size of city. He said he has concerns about how taxes are being spent.

There were no further public comments, and the Mayor closed the public hearing.

CONSIDERATION TO ADOPT RESOLUTION 2026-986 AUTHORIZING CONTRACT TO CONDUCT A PUBLIC SURVEY

The City Administrator noted that given to the Council was a resolution and Professional Services Agreement that would engage Y2 Analytics to conduct a scientific public opinion survey to inform City strategy and gauge community input regarding potential construction of a new City Hall and redesign of Hogan Park. He noted that if this proposal meets the expectations of the City Council, the resolution and Professional Services Agreement with Y2 Analytics will authorize them to conduct the public opinion survey for the City Hall and Hogan Park projects for the city. He said the proposal includes survey design and administration (online with supplemental mailed invitations), data cleaning/weighting, and reporting/presentation for a representative sample of approximately 300-400 Woods Cross residents on an estimated eight-week timeline. Total cost is $17,000 (or $15,300 if the City provides resident email addresses), with 50% due to begin data collection and the balance due upon delivery of the final analysis.

Following the information given by the City Administrator, he introduced Mr. Ethan Meldrum from Y2 Analytics and was at the meeting to answer any questions the Council might have regarding this survey.

Council Member Checketts asked how they would get the word out there is a survey available and what is the success rate in responses. She said in the past there has not been much response in the surveys the city has done.

Mr. Meldrum said they are recommending a postcard-based sample for this, which historically has been the most successful with municipalities. He said if they work together with the city using their logo on the postcards, he says it helps boost success rates and they get a sample size of about 400 people. He said with this type of sample and coordination with the city the response rate is between 3%-5% so he is hopeful they will be able to get that sample size with help with the city.

Council Member Checketts said her concern is getting back enough responses. She said she would like to see more than 400 postcards sent out, to make sure as many residents as possible are able to use this.

The City Administrator said one of his ideas was that those who receive a survey card and fill it out would be able to come to the Memorial Day Celebration and receive a free breakfast. The Council said they liked that idea and felt like that could be a good incentive.

Council Member Larrabee said he was concerned about the 8-week timeline. Mr. Meldrum said the 8-week timeline was a maximum but if this were approved tonight, he would start on the survey questions tomorrow and that timeline might be shortened, but they wanted to have a buffer just in case they needed additional time to complete the survey.

The City Administrator also noted that experiences with other cities doing a similar survey, there was information that became available that had not come up in the discussions by the core group that was handling the plans for a new city hall. He said these surveys can be very valuable.

Mr. Meldrum said the main point is the city hall and park redesign but there are additional questions that could be added to the questionnaire that could help the city.

The City Administrator said he has appreciated Y2 Analytics is very good at asking the questions and getting the best answers. He said they are trying to get true unbiased answers from the surveys. He said he is also planning to involve city staff to help with getting information since it involves them as well.

Following the discussion Council Member Checketts made a motion to adopt resolution 2026-986 authorizing a contract to conduct a public survey. Council Member Larrabee seconded the motion, and all voted in favor of the motion through a roll call vote.

PRESENTATION OF BUDGET OFFICER OF THE FY27 TENTATIVE BUDGET AND PROPOSED NEW PROPERTY TAX REVENUE, INCLUDING A NARRATIVE BUDGET MESSAGE

The City Administrator/Budget Officer stated the following for the City Council:

"In accordance with Utah State Code 59-2-919(4)(a), this memo and associated discussion during this city council meeting is to give notice that as the Budget Officer, I will state in the meeting that the FY27 budget includes a proposed tax increase: Budget includes a proposed rate tax increase.

"In a later agenda item during this meeting, I will state that proposed property tax increase is in the amount of $994,249.00 additional dollars than the preliminary Auditor's Certified Rate Revenue of $2,140,630. This tax rate revenue increase would be appropriated to the bond payments for the City Hall/Community Room/Hogan Park project."

(FY27) budget for the City of Woods Cross. This tentative budget includes the funding necessary to carry out the same work conducted in FY26. There is also a series of agenda items that must be completed during this meeting to comply with the Truth In Taxation process.

We have attached the list of FY27 proposed capital projects (one-time and ongoing) that have been ranked in order of priority by the senior staff. The items on the capital projects list have not been included in the tentative budget.

As directed, we have coordinated with Davis County and the state to proceed with Truth-in-Taxation (TNT) this year.

The second to the last column of the tentative budget identifies the % increase or decrease over last year's budget, and the final column indicates the dollar amount of the increase or decrease.

Some points of interest in the tentative budget include:

- Pg. 1 General Fund Revenue: The preliminary data from the Tax Commissison states that the Auditor's Certified Rate Revenue for 2026 is $2,140,630. That amount is $41,663 higher than the $2,098,967 Auditor's Certified Tax Revenue that we received in 2025, and is due to New Growth - Sales tax is not as strong as FY25 but is anticipated to grow slowly. We do expect some revenue reductions when the city properties are sold, and court fine revenue is down. The Transfer From Other Funds 10-39-300 is the transfers from other funds (water, garbage, RDA, etc.) for the services that staff perform for those funds (HR, utility billing, management, etc. This is calculated annually by Brian and will go down by $68,906 this year.

- As Brian has removed all of the one-time removed all of the one-time FY26 capital project funds from the budget. This ensures Y26 capital project funds from the budget. This ensures that excess revenue is not left in the budget./ Brian, Cass, and Bryce are responsible for ensuring that the wages and benefit lines xx-xx-110, 111, 112, 130, 131, 132, 133, 134 meet the anticipated wage increases and any benefit adjustments.

- Brian reviews past year and current year expenditures and adjusts some budget lines if it appears that the actual expenditures are considerably less than the budget. This is the case in 10-47-250 Street Light Maintenance., 10-47-310 City Engineer, 10-49-210 General Legal, 10-51-260 Buildings & Grounds – Supplies and Maintenance, etc.

- Line 10-90-990 has $314,420 of unspent revenue based on the current budget. This leaves some room for a few capital projects without a tax increase.
- The general fund is increasing 2.31% over last year's budget, which is less than the 2.6 to 2.7 CPI (Consumer Price Index) for the Western States.

- Fund 21 Class C Special Revenue Fund (Class C Roads) revenue is down because the bulk of the road bond money has been spent. The road utility fee is a CIP request and with it a study would allow the city to consider a monthly utility rate for street maintenance based on demand that a business or other property creates for road maintenance. This would help the city better fund a long list of road maintenance projects.

- Fund 23 RAP (Recreation, Arts, and Parks) Tax Fund has had all of the one-time FY26 projects removed. The FY27 CIP projects are on the General Fund list with the words (Rec, Park, RAP? In the GL column. This will enable the council to decide which fund you want to assign the project. With the city hall and Hogan Park project, the council should consider holding some revenue in reserve to go towards future bond payments.

- Fund 46 Capital Improvement Development Fund has the $1,000,000 increase for the city hall & Hogan Park construction project.

- Any fund that has "Fund Balance Increase" with a black (positive) number indicates that the revenue are more than expenses. To balance the budget as required by law, any revenue over expenses must be put into "fund balance" (savings) or if the expenses are more than revenue, "fund balance" is used to make up the difference.

- While this topic will receive additional attention in remaining agenda items at the May 5th meeting, It should be noted that the budget includes a proposed tax increase for $994,249.00 additional dollars in property taxes for the City Hall/Community Room/Hogan Park project to make up a portion of the annual bond payments.

- The General Fund as presented has $276,363 Budget Increase To Fund Balance 10-90-990. This means that there is $276,363 that has not been allocated for expenses and would transfer to savings (Fund Balance) if the budget goes according to plan or can be appropriated toward capital projects.

The Budget Officer did say there was nothing in the RAP Tax right now because he wanted the Council to decide what they wanted to put into the RAP Tax. He said there is $276,363 which is revenue over expenditures in this tentative budget that would be for the Council to appropriate to any projects. He said if you appropriate more than the $276,363 the Council would have to use fund balance to balance the budget.

The Budget Officer said there may need to be some work sessions to see where the Council would like to use funds appropriated. He said any new projects would need to be approved by the City Council.

GIVING NOTICE THAT THE BUDGET OFFICER OF WOODS CROSS INTENDS TO STATE IN THE PUBLIC MEETING THAT THE TENTATIVE BUDGET INCLUDES A PROPOSED TAX INCREASE

The City Administrator/Budget Officer stated the following for the City Council:

"In accordance with Utah State Code 59-2-919 (4)(a), this memo and associated discussion during this city council meeting is to give notice that as the Budget Officer, I will state in the meeting that the FY27 Budget includes a proposed rate tax increase.

"In a later agenda item during this meeting, I will state that proposed property tax increase is in the amount of $994,249.00 additional dollars than the preliminary Auditor's Certified Rate Revenue of $2,140,630. This tax rate revenue increase would be appropriated to the bond payments for the City Hall/Community Room/Hogan Park project."

PRESENTATION BY BUDGET OFFICER OF THE FY27 PROPERTY TAX IMPACT SCHEDULE AS DEFINED IN UCA 59-2-919(4) AND UCA 59-2-924.

The City Administrator/Budget Officer also stated the following:

"In accordance with Utah State Code 59-2-919 (4)(a), this memo and associated discussion during this City Council meeting is to give notice that as the Budget Officer, I will state in the meeting that the FY27 Budget includes a proposed rate tax increase.

"In a later agenda item during this meeting, I will state that proposed property tax increase is in the amount of $994,249.00 additional dollars than the preliminary Auditor's Certified Rate Revenue of $2,140,630. This tax rate revenue increase would be appropriated to the bond payments for the City Hall/Community Room/Hogan Park project."

Woods Cross City
Fiscal Year 2026-2027 Proposed Property Tax Impact Schedule

May 1, 2026

Woods Cross City will consider an increase to its property tax rate from .001392 to .002079 (estimated) to generate an additional $994,249 in revenue. If the property tax rate is increased , this revenue would be used to pay a portion of the bond payments towards the City Hall/Hogan Park project. The following information is intended to provide decision makers and the public with an explanation of how the City's operations would be affected if the property tax increase is adopted.

Woods Cross City's Current Property Tax Rate (based on 2025 Tax Year, will be updated as soon as available)	0.001392	
Woods Cross City's Current Property Tax Revenue (based on Utah State Tax Commission information dated 4/30/2026)	$2,140,630	
Proposed Total Property Tax Revenue with Tax Change	$3,134,879	
New Property Tax Revenue to Woods Cross City	**$994,249**	
Estimated Approximate Percentage Increase in Tax Revenue	46.45%	
	Monthly	Annual
Estimated Increase to a Primary Residence of $513,000 (based on 2025 Tax Year Average Value)	$15.20	$182.42
Estimated Increase to a Business Valued at $969,000 (based on 2025 Tax Year Average Value)	$26.91	$626.49

Departments Affected by Tax Increase:

The City did not receive a property tax increase in FY 2026. The proposed FY 2027 budget does not include a targeted revenue increase to address prior-year funding needs and support ongoing operations.

TRANSFERS AND DEBT SERVICES	BUDGET WITHOUT TAX INCREASE	PROPOSED BUDGET	BUDGET CHANGE
DEBT SERVICE- PW FACILITIES 2017 BOND	$203,538	$203,538	$0
TRANSFERS- INTERFUND, OTHER	$655,228	$655,228	$0
TRANSFERS TO DEBT SERVICES- NEW CITY HALL (PROPOSED 2027 BOND)	**$0**	**$994,249**	**$994,249**
TOTAL TRANSFER TO DEBT SERVICES	**$858,766**	**$1,853,015**	**$994,249**

Impact of Tax Increase - Absent the proposed revenue increase, General Fund transfers supporting proposed debt service obligations for the Woods Cross City Hall and adjacent Hogan Park would not be funded. City Hall is 50-plus years old, undersized, and subject to seismic and subsidence hazards.

	BUDGET WITHOUT TAX INCREASE	PROPOSED BUDGET	BUDGET CHANGE
Total Budget Impact	**$9,065,043**	**$10,059,292**	**$994,249**

GIVING NOTICE THAT THE BUDGET OFFICER OF WOODS CROSS INTENDS TO STATE THE FOLLOWING DURING THE PUBLIC MEETING

The City Administrator/Budget Officer stated the following:

It was noted that in accordance with Utah State Code 59-2-919 (4) and Utah Code 52-4, this attached resolution is to affirm that during the meeting, Bryce K Haderlie, the Woods Cross Budget Officer made the following statements.

1. That Woods Cross City is considering a tax rate that exceeds the certified tax rate.
2. The approximate dollar amount and purpose of the ad valorem tax revenue increase.
3. The approximate percentage increase in ad valorem tax revenue that is based on the tax rate increase.
4. That the entity shall provide notice of and conduct a public hearing as required where members of the public have an opportunity to comment on the proposed increase.

The Budget Officer stated the approximated Certified Tax Rated Revenue

Council Member Checketts wanted to point out that the percentage of the budget that is covered by property tax versus sale tax is much lower. She said the sales tax is what mainly supports the city's budget. She said she wanted to make sure the public was aware that sales tax is volatile, but property tax is not. She said right now the sales tax is strong but that could change and it is important to be fiscally responsible and with property tax there is a guaranteed tax amount in case there were to be a sharp decline in sales tax that would negatively affect the city's budget.

The Budget Officer said the anticipated sales tax is about $4.6 million dollars, which is about a 4% increase. He said the economy is affecting this increase which is affecting the need for an increase. He said there is no other way to increase revenue except through property tax.

He said there is a possibility of assessing a fee for streets, to help pay for the maintenance of our city streets, He said if it were adopted by the Council, it could be a possible resource of revenue which could be used to help pay the bonds which about half are currently being paid for by the general property tax fund money. He said our sales tax is three times the amount of our property tax.

Council Member Checketts also pointed out that cities that do not have strong sales tax have much higher property taxes to cover the differences. She said the Council are residents as well and have to help pay for services. She said the city has done a good job by building up a strong sales tax base as well to alleviate the pressure put on residence. She said only a small percentage of property taxes come back to the city.

The Budget Officer said that the majority of the customers of the larger businesses collecting sales tax have buyers coming from outside our communities when they purchase from someplace like a dealership. He said that it does help with the sales tax so that it is not solely left up to our citizens of the community generating all sales tax.

The Budget Officer also noted the increased funds of the taxes would not be available to spend until after the Truth In Taxation meeting in August was held and the funds would be set aside until after that meeting. The Budget Officer noted that the city went through Truth and Taxation last year and approved a higher tax rate, but due to the county not giving the city a document acknowledging that, the city was not approved for that tax increase. He said that property taxes were not actually increased last year because of this issue. He said with the target of the $994,249 it amounts to about 46.45% property tax increase.

The Budget Officer said the approximate dollar amount of $994,249 which is an increase of above the $2,146,030 and that amount of money would go to the bond payments.

The Budget Officer said the approximate percentage increase in ad valorem tax revenue that is based on 46.45% the certified tax rate this year with the information from the state to date would be a $392.75 tax bill for Woods Cross only, and if the tax increase were approved that would be $586.59 or $193.84 which is the difference between the two dollar amounts. He noted the increase for a commercial business would be $665.70 for a year. He said these numbers will continue to adjust, but the anchor amount is always $994,249.

The Budget Office stated this for the Council:

"Resolution 2026-969 was adopted on February 17, 2026, and established with the Davis County Auditor that the Woods Cross City Council will meet on Tuesday, August 4, 2026, at 7:30 p.m. to hold a public hearing on the proposed tax increase in accordance with Utah Code Annotated 59-2-919.

•A public hearing on the tentative budget will be held June 2, 2026.
•The Interim Budget will need to be adopted prior to June 30, 2026.
•If the city holds other budget meetings prior to the August 4th, 2026, TNT Public Hearing, the City will give notice to the public in accordance with Utah."

The Budget Officer said there would be a Truth In Taxation public hearing held on August 4, 2026, at 7:30 p.m. and the Council can adopt the adjusted tax rate at the meeting if they wish to do so.

He also said there would be another public hearing held on the tentative budget on June 2, 2026, at 6:30 that would not include the property tax which would be discussed at the Truth In Taxation public hearing in August.

It was noted at the August 4, 2026, meeting the City Council would not be able to be held according to state law. It was made clear that the Truth In Taxation meeting would be the only meeting allowed to take place on that date.

CONSIDERATION TO ADOPT RESOLUTION 2026-987 ACKNOWLEDGING THAT PURSUANT TO 59-2-929(4)(a)(i), THE BUDGET OFFICER PRESENTED THE FY27 TENTATIVE BUDGET; THAT THE BUDGET OFFICER STATED THAT THE TENTATIVE BUDGET INCLUDES A PROPOSED TAX INCREASE; AND THAT THE BUDGET OFFICER PRESENTED A PROPERTY TAX IMPACT SCHEDULE AS DEFINED BY UCA 59-2-924

Utah Code Sections 59-2-919 and 59-2-924 to acknowledge that the Budget Officer fulfilled the requirements that include the following:

1. Acknowledging that, pursuant to Utah Code Section 59-2-919(4)(a)(i), the Budget Officer presented the Fiscal Year 2026–27 (FY27) tentative budget to the City Council and public in the May 5, 2026 public meeting.
2. Acknowledging that the Budget Officer made a statement to the City Council and public in the May 5, 2026, public meeting that the FY27 tentative budget includes a proposed tax rate increase.
3. Acknowledging that the Budget Officer presented to the City Council and public, as a separate item on the agenda in the same public meeting, a property tax impact schedule separate from other budget documents, as defined in Utah Code Section 59-2-924.
4. Directing that the property tax impact schedule shall be available for public inspection at City Hall and online and will be included as a separate agenda item at each public hearing held prior to June 30, 2026 at which the City Council discusses the proposed general fund budget for FY27.

Council Member Larrabee made a motion to adopt resolution 2026-987 acknowledging that pursuant to the 59-2-929(4)(A)(I) that the Budget Officer presented the FY27 Tentative Budget; that the Budget Officer stated that the Tentative Budget includes a proposed tax increase and that the Budget Officer presented a

property tax impact schedule as defined in UCA 59-2-294. Council Member Checketts seconded the motion, and all voted in favor of the motion through a roll call vote.

CONSIDERATION TO ADOPT RESOLUTION 2026-988 ADOPTING THE FY27 TENTATIVE BUDGET, PROPERTY TAX IMPACT SCHEDULE, AND SETTING JUNE 2, 2026, FOR A PUBLIC HEARING DATE FOR THE FY27 TENTATIVE BUDGET, AND TUESDAY, AUGUST 4, 2026, AT 7:30 P.M. TO HOLD A PUBLIC HEARING ON THE PROPOSED TAX INCREASE IN ACCORDANCE WITH UTAH CODE ANNOTATED 59-2-919

There was a question from the public asking about making public comments regarding the tax proposals.

The Mayor said the tax increases are only being proposed at this time and the public will have the opportunity to speak during the public hearings that have been outlined for June and August. The Mayor explained the process and said the Council is required by law to state the maximum amount that is being considered for a tax increase. He said it may not remain that amount, but it must be stated. He also noted that even if the taxes were to stay the same with no increase, by law it must be stated in a Truth In Taxation meeting. He said it can be a complicated process for taxing.

There was also comment by Mr. Kevin Palmer on the frustration of building a new city hall and the cost and that he felt it was coming unexpectedly. Council Member Checketts said a new city hall has been being discussed for the past five years. The Mayor said it had been a topic of discussion since he has been in office.

Council Member Peterson asked Mr. Palmer if he would be willing to help get the word out to people in the community about taking the survey that had been discussed previously in the meeting to help get public input on some of these topics of discussion.

Mr. Parkin said he would like to be able to have the residents express what they would really like to have happen in the community.

The City Administrator said the survey is one way to reach the public and receive input. The other way to reach the public is to announce these public hearings so the public is aware they are available to come and share their thoughts. He also said staff sent out a brochure to the residents of the city the past few years to educate the public on how the tax increases are structured.

Council Member Checketts said she would be happy to take Mr. Palmer or any other city resident on a tour of the city hall building and show them the problems and issues that building is facing.

Mr. Tyler Parkin asked when there would be a more detailed outline of the new city hall would be available. He asked if just building a separate building for the police department would be an option. He also wanted to know when a copy of a detailed trimmed budget showing what has been planned and where things are being trimmed would be available. He said they are starting at the top of the proposed tax increase but there has been nothing shown as to why there is this increase.

The Mayor said there had been a committee that had been meeting for several months working on the plans for the new city hall and redesign of Hogan Park which included the contractor, architects, city staff, and council members. He also said city residents had been part of the discussions to work on the building design

and the park redesign. He said there has been nothing sent out to bid yet, but they are continuing to look at costs and what is appropriate so they can get a closer bid. He said they continue to refine the scope.

Mr. Parkin asked if there had been other options explored and the Mayor and Council said yes, they had explored other options. Mr. Parkin asked why the public had not been involved in those discussions. The Mayor said the committee meetings are not a public meeting. He said there would be public hearings where the public would be able to give their input.

The City Administrator said there had been consideration to build separate buildings, but the city hall is not earthquake safe and would need to be retrofitted. He said they had investigated the cost of doing that and it would be much more expensive than building a new building. He also said there are several services that coordinate together such as court and police and it was determined that it would be more convenient to locate them all in one place. He said the costs will continue to be refined as the process moves forward.

Mr. Parkin asked if there would be public input before the June public hearing on the tentative budget. The City Administrator said there will be opportunities to have citizens give public input. He said the city is also going to have a booth at the Memorial Day Celebration that will give information on the city hall and the park.

The Mayor said there would not be a public meeting to discuss this city hall design and park redesign before the June 2, public hearing on the tentative budget. He said they would not be through the entire process with the designing before the fall. He said the June 2 meeting does not lock the city into a tax increase before the Truth In Taxation meeting in August.

Link to Budget Items is at WoodsCross.gov
https://www.woodscross.gov/m/newsflash/home/detail/18

In accordance with Utah Code Sections 10-6-111, 59-2-919 and 59-2-924, this attached resolution will adopt the following by resolution:

1. That the Fiscal Year 2026-27 Tentative Budget is accepted and adopted, subject to further review and consideration by the Council.
2. That the City has given notice that it intends to raise property taxes as stated in the tentative budget, following the requirements of Utah Code Sections 10-6-11, 59-2, and 52-4.
3. That the City is ordered to post necessary publications of notices as required by law.
4. That a copy of the FY27 Tentative Budget, with the proposed tax increase, and all other documents related to the Tentative Budget and proposed tax increase be available for public inspection in the Office of the City Recorder and on the City Website for at least 10 days prior to the adoption of the Final Budget.
5. That the Budget Officer will make a copy of the Property Tax Impact Schedule available for public inspection in the Office of the City Recorder and on the City Website as a separate document from the Budget documents for at least 10 days prior to the adoption of the Final Budget and public hearing in June.
6. That a public hearing will be held on Tuesday, June 2, 2026, at 7:30 p.m. in the City Council Meeting at the Woods Cross City Hall, located at 1555 South 800 West in Woods Cross, UT 84087.
7. That the Budget Officer is ordered to file all public notices as required by law.

8. That the Mayor is authorized to sign this resolution and that it becomes effective immediately upon adoption.

Council Member Checketts made a motion to adopt resolution 2026-988 adopting the FY27 Tentative Budget, the Property Tax Impact Schedule that was presented as a separate item on the agenda, setting June 2, 2026, for a public hearing date for the FY27 tentative budget, and Tuesday, August 4, 2026 at 7:30 p.m. to hold a public hearing on the proposed tax increase in accordance with the Utah Code annotated 59-2-919. Council Member Peterson seconded the motion, and all voted in favor of the motion through a roll call vote.

CONSIDERATION TO ADOPT RESOLUTION 2026-989 REAFFIRMING RESOLUTION 2026-969, STATING THAT WOODS CROSS CITY INTENDS TO INCREASE PROERTY TAX REVENUE AND WILL HOLD A TRUTH IN TAXATION PUBLIC HEARING TUESDAY, AUGUST 4, 2026, AT 7:30 PM

In accordance with Utah Code Sections 10-6-111, 59-2-919, this attached resolution will adopt the following by resolution:

1. That the Fiscal Year 2026–2027 Tentative Budget has been adopted for purposes of public review, subject to further consideration and final adoption.
2. The City Council hereby acknowledges that the City intends to consider levying a property tax rate that exceeds the certified tax rate, as described in the statement made pursuant to Utah Code §59-2-919(4)(b).
3. The City Council acknowledges that:
    a. A separate agenda item was included during this Meeting on May 5, 2026, providing notice that the Budget Officer would make the statement required by Utah Code §59-2-919(4)(b); and
    b. The Budget Officer made the required statement, including:
        i. the intent to consider a tax rate above the certified tax rate.
        ii. the approximate dollar amount and purpose of the additional ad valorem tax revenue.
        iii. the approximate percentage increase in ad valorem tax revenue; and
        iv. notice that a public hearing will be held to receive public comment if the City proceeds.
4. As approved by the Davis County Auditor, the City Council hereby sets the Truth-In-Taxation ("TNT") public hearing required by Utah Code §59-2-919 as follows:
    Date: August 4, 2026
    Time: 7:30 p.m.
    Place: Woods Cross City Hall, 1555 South 800 West, Woods Cross, Utah
    At this hearing, members of the public will have the opportunity to provide comments on the proposed property tax increase.
5. The Budget Officer or designee is hereby directed to:
    a. Coordinate all required public notices in accordance with Utah law; and
    b. Submit notice prior to June 1, 2026, to the Utah State Tax Commission and the Davis County Auditor stating that the City is considering a property tax increase and specifying the date, time, and place of the TNT public hearing.
6. The Tentative Budget, Property Tax Impact Schedule, and all related materials shall be made available for public inspection at City Hall and on the City's website.

Council Member Peterson made a motion to adopt resolution 2026-989 acknowledging that a separate item is included on the agenda notifying the public that the city intends to make a statement as required by section 59-2-919(4)(B); further acknowledging that the Budget Officer or Executive Officer made the statement during this meeting, as required by section 59-2-919(4)(B) setting August 4, 2026, at 7:30 p.m. at the Woods Cross City Hall, located 1555 South 800 West in Woods Cross, Utah, as the date, time, and place of the public hearing on the proposed property tax increase as required by section 59-2-919; and directing the appropriate city official to send a notice before June 1, 2026 to the Utah State Tax Commission (The "Tax Commission") and the Davis County Auditor (The "County Auditor") stating that the city is considering a property tax increase and the date, time and place of the public hearing required by Utah Code Section 59-2-919. Council Member Checketts seconded the motion, and all voted in favor of the motion through a roll call vote.

Council Member Grover joined the meeting at this time.

REJECTION OF TIMBER CROSSING ANNEXATION PETITION-PER LEGAL COUNSEL. DC & FOCUS HAVE MINOR ISSUES TO CORRECT TO MAKE THE PETITION COMPLETELY COMPLIANT WITH STATE LAW 10-2-8

On April 7, 2026, City Council voted to receive Timber Crossing Petion for Annexation (parcels 060790100, 060790088, 060790027, and 060790028 [32.41 acres]) for further review.

Once approved by City Council for further review, the City Recorder has 30 days to review the petition and to issue a formal certification or rejection of the petition. I identified two deficiencies in the petition, reached out to Davis County and Focus Consulting, and consulted with the City Attorney. The items requiring correction are minor; however, because the process is precisely defined in Utah Code, addressing them is important to avoid any potential legal complications or challenges.

Pursuant to Utah Code § 10-2-806, and under advisement of the Woods Cross City Attorney, the Woods Cross City Recorder's Office has completed its review of the annexation petition filed by Focus Consulting to annex parcels 060790100, 060790088, 060790027, and 060790028 (32.41 acres) into Woods Cross City.

Notice is hereby given that referenced Annexation Petition filed by Focus Consulting cannot be certified and is hereby rejected per Utah Code § 10-2-807(2)(c)(ii)

The petition fails to comply with the following requirements:
1. **Petitioner failed to verify that mailing of a copy of the "Notice of Intent to File a Petition" to each effected entity and provide proof of required mailing** per Utah Code § 10-806(2)(a)(i)(B)

2. **Incorrect citation in certification referenced on the Davis County "Notice of Intent to File a Petition to Annex an Unincorporated Area of Davis County to Woods Cross City" mailed to each owner of real property located within 300 feet of the area proposed to be annexed** per Utah Code 10-2-806(2)(b)(ii)(A). The Davis County issued notice cited Utah Code 10-2-403 instead of Utah Code 10-2-806.

Right to Correct/Modify:
Under Utah Code § 10-2-807, the petition may be modified to correct the deficiencies mentioned above and refiled with this office.

The City Recorder said the County had already made their corrections and she is working on the other corrections and would notify the Council when corrections are complete.

COMMUNITY SERVICES REPORT

The Community Services Director reported on city activities.

Communication—Please continue to send any changes to the website as soon as possible Memorial Day—Plans are moving forward for this activity, and more details are included for the Council to review.

Senior Lunch—We continue to look for entertainment for Senior Lunch. Using Just Serve has been a great success. There have been lots of volunteers coming to help, which has been wonderful.

Upcoming—Summer Recreation registration is ongoing
City Recorder Day—City Hall 2:30 p.m., May 7th—Snacks
Memorial Day—May 25-Hogan Park

COMMUNITY DEVELOPMENT REPORT

Below is the report for the month of April.

Building Permits and Land Use Applications
- 10 Residential Building Permits (1 New Single-Family)
    - $641,907 total valuation
    - $18,771 total permit fees
- 2 Commercial Building Permits
    - $140,000 total valuation
    - $2,544 total permit fees
- 15 Miscellaneous Building Permits
    - $ 197,245 total valuation
    - $1,761 total permit fees
- 1 Site Plan Application
- 6 Miscellaneous Land Use Applications

Business Licenses
- 16 new Business Licenses
- 5 new Home Occupation Licenses
- 726 total Business Licenses

Code Enforcement
- 67 new Cases
- 140 total Active Cases

- Top Cases
    - Parking violations – parking on lawn, illegal driveways, inoperable vehicles, etc.
    - Debris and junk
    - Tall weeds and grass

- If residents come to Council Members regarding potential code violations, please refer them to Leah or me without promising actions that will be taken to resolve the potential code violations.

Updates

- We have seen an alarming increase in parking violations as Leah has been proactively enforcing the code. Residents most common response after being informed of how they are in violation is, "I have been doing this for decades and nobody has said anything about it." Leah has been compiling a pretty extensive list of parking violations as she drives through the city. Some of the most common violations are:
    - Parking on the grass or dirt
    - Jumping the curb to park on grass or a gravel "patch" by the side of the home
    - Parking non-recreational vehicles on a gravel "RV pad"
    - Installing an illegal second driveway. This is usually a driveway on the opposite side of the home from the existing driveway, with gravel used most often. The property owner may install steel risers or lay wood beams in the gutter to allow them to jump the curb. Some of these have existed for many years, a few are newer.

With this proactive enforcement approach, members of the Council will most likely be contacted by residents with concerns or frustrations. Please refer them to Leah or me. The city has received negative but also positive comments on social media regarding this proactive approach.

- Sam continues to work with our building permit and business license software provider to add all land use applications to the portal. This will allow applicants to upload, pay for, and track their applications from the portal. This will also allow all reviews to occur electronically.

- New construction projects underway
    - DC Customs and the Boat Shack – next to Pace's Dairy Ann
    - The Crossing townhomes – northeast of Woods Cross High and across 500 West from The Hills apartments
    - Salmon Electric office warehouse – 1379 S Redwood Road
    - Auto Savvy – north of Woods Cross High (The dealership is expanding their lot to the east to accommodate more space for staging vehicles and more employee parking. There are no buildings being constructed; however, it has generated a lot of interest and inquiries by residents.)

- New businesses coming to the city
    - GFT Infrastructure – Engineering Office – 585 W 500 S
    - Interstate Services – Semi Tractor Service – 1901 W 2425 S
    - Raymond James - Financial Services – 563 W 500 S
    - Twisted Fades – Hair Salon – 1290 S 500 W
    - The Tool Hall – Equipment Rental – 1210 W 2600 S
    - Sage Mechanical – Contractor – 2391 S 1560 W
    - Jordan Davis DDS – Dental Office – 2453 S Wildcat Way
    - Tech Connect – Critical Power Service Provider – 2272 S 1560 W

Council Member Checketts asked what "general time" means on some of the timecards for public works employees. The Public Works Director said those are things that do not fit under other headings on the

timecard and some of the employees are marking general time instead of the department they are working in. Council Member Checketts asked if it could be made clearer how the time is being spent for budget considerations. The Public Works Director said he would get that changed.

POLICE REPORT

Council Member Checketts asked the Chief to thank the Detectives for their work on the sensitive cases that had come through their department. She complimented the police department on their good work.

Dispatched/On View Calls

2026		2025	
January-	441	January-	475
February-	448	February-	420
March-	449	March-	474
April-	539	April-	530
May-		May-	595
June-		June-	503
July-		July-	568
August-		August-	578
September-		September-	639
October-		October-	520
November-		November-	385
December-		December-	426

Patrol Overview

April 2026		March 2026	
Calls for service-	539	Calls for service-	449
Reports-	233	Reports-	172
Citations-	111	Citations-	146
Physical Arrests-	10	Physical Arrests-	08
Use of Force-	02	Use of Force-	03

DETECTIVE DIVISION

30-New Persons Crimes / Sexual Assault / Death Investigations /C.A.N.R. cases (child abuse neglect report)
13-New Theft / Property / Fraud Cases
25-Cases closed with and without arrests.
04-Death Investigations.
USE OF FORCE REVIEWS

The patrol sergeants and administration reviewed two use of force incidents for the month of April. The incidents were found to be within department policy and state law.

DEPARTMENT ACTIVITY

-Woods Cross Elementary came to City Hall for lunch with the chief.

-Woods Cross P.D. provided cups and gift cards to our Bountiful dispatchers for Dispatch Appreciation Week.

-The police department held their quarterly in-service training. We were able to use our new SIM equipment to make the training more realistic.

-Chief Bigelow attended the Utah FBI National Academy re-trainer in Moab. AI was the topic for the week.

INVESTIGATIONS/ICAC

The detectives have been busy investigating and receiving charges on sex offenses. This month they had three separate cases where they received charges on various crimes.

Detectives investigated four more deaths in our city for the month of April. None of the deaths are considered suspicious at this time.

The sex offenses and death investigations are very time intensive and sensitive cases. You should know our detectives are doing a great job.

PUBLIC WORKS REPORT

Parks Task Summary

- Job Fair – 4 Hours
- Banner Expansion Prep
- Seasonal Hiring
- Trash Clean-up – 30+ Hours
- Gopher Work/Extermination
- Repair Holes/Tunnels – (Lots and Lots)
- Bathroom Repairs – 20 Hours
- Weather Trak Class (Tara/Jake)
- Ball Field Prep/Maintenance
- Arbor Day Planning – 10 Hours
- Mills Courts RFP
- Equipment Servicing – 20+ Hours
- Pesticide Study
- Weeding/Spraying 30 Hours

Streets/Storm Water – Task Summary

- 6 SWPPP Site Inspections/Follow-ups
- 18 Detention Basins Inspected
- 2nd Saturday Clean-up – March 14
- 16 Outfall Inspections
- Cross Training With Water and Streets
- Scheduled and Organized Spring Street Sweeping
- Post Construction Inspection (Excavation Permits)
- Obtained CDL Learners Permit
- SW Interlocal Agreement Updates
- Planned and Conducted PW Training for IDDE
- GIS Mapping Updates
- Began Organizing Drain Line Cleaning – Twin Detention Basins
- Cleaned inlets/outlets in all City Owned
- Replaced Street Signs – Sorrento Subdivision
- 800 W – 1500 S to 2600 S
- Asphalt Patching
- Helped with Water Leak
- Storm Drain Cleaning
- Garbage Can Work Orders
- Concrete Work Orders/Updating Elements
- Street Light Survey
- Equipment Maintenance
- Weed Spraying
- Filling Potholes
- Service Swamp Coolers @ PW Facility
- Concrete Replacement Requests - 4

Water – Task Summary

- 184 Bluestakes/Locate Requests
- Well #3 Drilling
- 2 Meter Setter Replacements
- 68 Final Notice Door Hangers For Non-Payment
- Started PRV Maintenance
- Check Valve Replacement @ Well #4
- GIS Mapping Updates
- 13 Water Meter Endpoints Warrantied
- 12 Shut-offs Due To Non-Payment
- Finished Repairs on Well #4
- Bacteriological Samples Passed
- Rural Water Apprenticeship Program – Marcus
- Monthly Bac – T Samples
- BSI Online Start-Up Documents

Projects In The Works

- Development Review Committee
- Transportation Master Plan Update In Progress
- Reviewed with Planning Commission
- Planning Commission to recommend to Council on May 12
- The Reuse Plan Application…
- Working With UDOT I-15 and Double Tracking Projects
- Well #3 Well Drilling
- The crew has drilled 110+ feet
- 1500 S Reservoir/Tank Project Is Out To Bid
- Bid Closes April 28, 2026
- 11 Bid Holders
- Well #4 Pump and Motor Project is Complete
- Weber Basin Secondary Project
- All Asphalt Patching Is Complete
- Final Landscape Restoration Taking Place
- 1100 W 2100 S to 2600 S Widening
- Lumen to Remove Poles by the end of April

FINANCIAL REPORT

The City Council reviewed the financial report provided to them by the Finance Director for the city.

CITY ADMINISTRATOR'S REPORT

1. Tentative Budget preparations with staff. This includes the Truth In Taxation process, public hearings, and associated notices to the public.
2. Weekly meetings with City Hall Hogan Park committee.
3. As the Chair of the South Davis Metro Fire District Administration Committee, I have had regular meetings with SDMFD staff on their budget preparation.
4. I attended the Utah City/County Managers Association & Utah League of Cities and Towns conferences in St. George during the week of April 19-24, 2026.
5. Work is ongoing on the new Employee Policy and Procedure manual.
6. The two subsidence foundation repair projects are now underway.
7. Davis County has informed the City that we have been recommended for CDBG projects for a waterline replacement and income qualified home repair for next year. The Davis County Council will review and approve the projects, The public hearing for these projects will be May 26th at 10 a.m. at the Commission Council Chambers, 61 South Main St. Farmington, UT, Rm 303.

QUESTIONS/DIRECTIONS TO STAFF

Council Member Checketts said she would like to attend the committee meeting for the city hall discussion on May 21.

Council Member Checketts also said she thought it would be a good idea to do a sales tax audit to make sure sale tax is being collected from all of the businesses in the city. She suggested hiring a company that could do an audit. She also suggested when a new business license is opened that the state tax commission is checked.

The City Administrator said he would look into that and see how that would be done. He said the state law does not require that home occupations have a business license so there might need to be a threshold of how much in taxes are collected because for some businesses it could be minimal.

COUNCIL REPORTS

Council Member Larrabee said they had held a board meeting. He said there was one person leaving from the Wasatch Integrated Waste District so they will be looking for someone new to fill that spot.

The Mayor said he and Mayor Bradshaw have been talking with many of the staff, and current and former leadership in the fire district about the recent tragedy with the fire chief. He said they had presented their findings to the board in a closed meeting and had a few recommendations. He said one of those recommendations was to hire a second deputy chief so there are two deputy chiefs to manage the workload. He said with the former Chief Stewart, there was not a second deputy chief and that position is really needed. He said a motion was made to have two deputy chiefs. He said it will take some pressure off of the chief. He said it will also help if there was someone who was unable to work, there would be someone to replace that person.

The Mayor said another motion was made at the fire district meeting and it was to negotiate a contract for some interim consulting services to help with the hiring process to help the chief to help take some of the load without being an officer or employee.

The Mayor said the third motion that was made was to start negotiations and identify an individual to become fire chief. They are continuing to work on that. He said the staff are anxious to know what the permanent structure and direction will be. He said structure is important and they rely on this line of command.

The Mayor also mentioned the City Administrator has become the budget officer for the fire district and he is working hard in helping to move forward.

The Mayor said mental health concerns are being utilized in the fire department, and they are continuing to look at those needs.

The Mayor said things are going great at the recreation district and revenues are ahead and they are excited they will be a little ahead at the end of the fiscal year.

The Mayor said everything is going well at the sewer district as well.

Council Member Grover said the Mosquito Abatement District did meet and Woods Cross has the most callouts, which is good for requesting service. He said it also means there will probably be a spike in mosquitoes this year. He said Dr. Greg White is in charge now, and the district is gearing up with advanced mosquito techniques, and those are working well. He said they are moving forward with the new facility.

MOVE TO CLOSED MEETING

At 8:57 p.m. Council Member Checketts made a motion to go into closed session to discuss items pursuant to UCA § 52-4-205. Council Member Peterson seconded the motion and Council Members Grover, Peterson, Checketts, and Larrabee all voted in favor of the motion through a roll call vote.

RETURN TO CITY COUNCIL MEETING

At 10:01 p.m. Council Member Grover made a motion to return to City Council meeting with Council Member Peterson seconding the motion and all voted in favor of the motion through a roll call vote.

ADDITIONAL ACTION CONSIDERATION TO ADOPT RESOLUTION 2026-890 AUTHORIZING SALE OF 1490 SOUTH REDWOOD ROAD (OLD PUBLIC WORKS SHOP)

Prior to the Closed Meeting the City Administrator shared the following with the City Council.

"During the December 16th and January 9th City Council meetings, the Council discussed the possible sale of the old post office and old public works property. The City Council also held the required public hearing on December 16th to receive comment on selling the property.

On February 17th, the City Council entered into a contract to have The Northwood Group represent

the City in marketing the former Public Works property located at 1490 S Redwood Road. An appraisal of the property was completed by Integra Realty Resources in November of 2025.

On April 20th, The Northwood Group received eight qualified offers to purchase the property, and a ninth offer was submitted on April 21st (a day late). After considering the offers, the City Council will hold a closed session to review these offers, talk with Northwood Group representative, Brandon Wood about the offers and determine if it will accept one of the offers.

If a consensus is reached, the City Council will adjourn the closed session, return to an open session, and make final deliberations and a decision to sell the property; or give Mr. Wood direction on the next steps to take with the property."

Following the deliberation in the closed session, the Council returned to open City Council meeting.

Council Member Grover made a motion to adopt resolution 2026-890 authorizing the sale of the property at 1490 South Redwood Road to Brighton Homes, LLC, for the amount of $2.7 million. Council Member Checketts seconded the motion, and all voted for the motion through a roll call vote.

ADJOURNMENT

There being no further business before the City Council, Council Member Larrabee made a motion to adjourn the meeting at 10:04 p.m. with Council Member Checketts seconding the motion and all voted for the motion through a roll call vote.

Approved by City Council 6/2/26

WOODS CROSS CITY
CORPORATE
SEAL
DAVIS COUNTY, UTAH