



Willard City Corporation

435-734-9881
80 W 50 S
PO Box 593
Willard, Utah 84340
www.willardcityut.gov

Mayor

Travis Mote

City Council Members

J. Hulsey

R. Christensen

M. Braegger

R. Mund

J. Bodily

Willard City Council of Willard City Corporation will hold a Council meeting on Thursday, June 11, 2026, at Willard City Offices, 80 West 50 South, which will begin promptly at **6:30 p.m.** The agenda will be as follows:

1. Call to Order

- a. Invocation
- b. Pledge of Allegiance
- c. Conflict of interest declaration

2. **Public Presentation:** Resident(s) attending this meeting will be allotted three (3) minutes to express concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue(s) presented during this meeting. If required, items may be referred to department heads for resolution. Items requiring action by the City Council will be placed on the agenda for a future meeting.

3. Planning Commission Report

4. New Business

- a. **Public Hearing** to receive public comments regarding Ordinance No 2026-10 an Ordinance amending Chapter 18 Section 18.12 of the City Code regarding Parking Regulations and Prohibiting Parking on 300 North.
- b. **Action Item:** Discussion/Approval of Ordinance No. 2026-10 Amending Chapter 18 Section 18.12 of the City Code regarding Parking Regulations and Prohibiting Parking on 30 North and providing an effective date for these changes.
- c. **Public Hearing** to receive public comments regarding Resolution 2026-05 a Resolution Adopting the Municipal Compensation Schedule for Willard City Fiscal Year 2026
- d. **Action Item:** Discussion/Approval of Resolution 2026-05 Adopting the Municipal Compensation Schedule for Willard City Fiscal Year 2026

- e. **Action Item:** Discussion/ Approval of Resolution 2026-07 amending minutes of January 13, 2022, City Council meeting.
- f. **Action Item:** Discussion/Approval of Ordinance 2026-11 Ratifying the Rezone of Parcels 02-052-0112 and 02-051-0172 (formerly 02-052-0039) and providing an effective date for these changes
- g. **Action Item:** Employer Election to Pick-up EN 511 Tier 2 Public Safety Retirement System Member Contributions.

5. Next Meeting Agenda –June 25, 2026

6. Upcoming events: 4th of July Celebration

7. Minutes

- a. Approval of May 28, 2026, minutes

8. Staff Reports

- a. Public Works
- b. Police Department
- c. Fire Department
- d. City Manager
- e. City Planner
- f. City Attorney
- g. City Recorder

9. Council Member Reports

- a. Jacob Bodily
- b. Rod Mund
- c. Mike Braegger
- d. Rex Christensen
- e. Jordan Hulsey

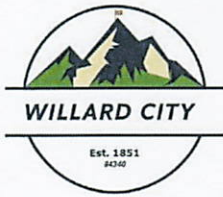
10. Mayor's General Correspondence and Information

Consideration of Motion to Enter a Closed Session To discuss the Land Acquisition pursuant to UCA §52-4-205 (d) strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares.

11. Adjourn

/s/ Diana Mund
City Recorder

4 a



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NOTICE OF PUBLIC HEARING WILLARD CITY COUNCIL

Notice is hereby given that the Willard City Council will hold a public hearing to receive public comments regarding a proposal to amend Chapter 18 Section 18.12 of the Willard City Municipal Code regarding parking regulations and prohibiting parking on 300 North.

The public hearing will be held on Thursday, June 11, 2026, at 6:30 p.m. in the Willard City Council Chambers, 80 West 50 South, Willard, Utah, during a regular City Council meeting.

Information regarding this matter is available during business hours by contacting the Willard City Recorder at 435-734-9881. Business hours are 8:00 a.m. to 5:00 p.m. Monday through Thursday and 8:00 a.m. to 12:00 p.m. on Friday.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communications, aids, and services) during this meeting should notify the City Office at 80 West 50 South, Willard, Utah, phone number 435-734-9881, at least three working days prior to the meeting.

/s/Diana Mund
City Recorder

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ORDINANCE NO. 2026 - 10

AN ORDINANCE OF WILLARD CITY, UTAH, AMENDING THE CITY CODE REGARDING PARKING REGULATIONS IN CHAPTER 18, SECTION 18.12 PARKING REGULATIONS, AND PROHIBITING PARKING ON 300 NORTH; MAKING CERTAIN AND NECESSARY LANGUAGE CHANGES TO THE CITY CODE TO EFFECT THOSE CHANGES.

Section 1. Recitals:

WHEREAS, Willard City (herein “City”) is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, in conformance with UCA § 10-3-707, the governing body of the City may revise, codify, and compile from time to time and to publish in book, pamphlet, or loose leaf form all ordinances of the municipality of a general and permanent character and to make such changes, alterations, modifications, additions, and substitutions as it may deem best; and,

WHEREAS, Willard City has adopted and promulgated City ordinances and rules regarding parking regulations, specifically those areas in the City where parking is not allowed; and,

WHEREAS, the City Council finds that the City now wishes to have certain changes to the City Code Chapter 18, Section 18.12 Parking Regulations be made; and,

WHEREAS, the City Council finds that the public convenience and necessity, public safety, health, and welfare is at issue in this matter and requires action by the City as noted above;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WILLARD CITY, UTAH that:

1. That **WILLARD CODE CHAPTER 18, SECTION 18.12 PARKING REGULATIONS**, be amended, which changes to the language are in red and are attached as Attachment “A” to this Ordinance.
2. The foregoing Recitals are fully incorporated herein.

Section 2. Repealer of Conflicting Enactments:

All orders, ordinances, and resolutions regarding the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which conflict with the provisions of this Ordinance, are, for such conflict, repealed, except this repeal

shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

Section 3. Prior Ordinances and Resolutions:

The body and substance of any prior Ordinances and Resolutions, together with their specific provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

Section 4 - Savings Clause:

If any provision of this Ordinance shall be held or deemed to be or shall be invalid, inoperative, or unenforceable for any reason, such reason shall not render any other provision or provisions invalid, inoperative, or unenforceable to any extent whatever, this Ordinance being deemed to be the separate independent and severable act of the City Council of Willard City.

Section 5 - Date of Effect:

BE IT FURTHER ORDAINED this Ordinance will become effective on the ____ day of June 2026 and after publication or posting as required by law.

DATED this ____ day of June 2026.

WILLARD, a municipal corporation

by: _____
Mayor Travis Mote

Attested and Recorded

Diana Mund, City Recorder

Mayor Travis Mote	Yes _____	No _____
Council member Jacob Bodily	Yes _____	No _____
Council member Mike Braegger	Yes _____	No _____
Council member Rex Christensen	Yes _____	No _____
Council member Jordan Hulsey	Yes _____	No _____
Council member Rod Mund	Yes _____	No _____

RECORDER'S CERTIFICATION

STATE OF UTAH)
 : ss.
County of Box Elder)

I, Diana Mund, the City Recorder of Willard, Utah, in compliance with UCA §10-3-713 and UCA §10-3-714 do hereby certify that the above and foregoing is a full and correct copy of **Ordinance No. ____-2026, entitled “AN ORDINANCE OF WILLARD CITY, UTAH, AMENDING THE CITY CODE REGARDING PARKING REGULATIONS IN CHAPTER 18, SECTION 18.12 PARKING REGULATIONS, AND PROHIBITING PARKING ON 300 NORTH; MAKING CERTAIN AND NECESSARY LANGUAGE CHANGES TO THE CITY CODE TO EFFECT THOSE CHANGES.”** adopted and passed by the City Council of Willard, Utah, at a regular meeting thereof on June ___, 2026 which appears of record in my office, with the date of posting or publication being June ___, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City this ____ day of June 2026.

Diana Mund
City Recorder

(city seal)

ATTACHMENT “A”

Attached to Ordinance ____-2026

**AMENDMENT TO CHAPTER 18: TRANSPORTATION, STREETS, AND PUBLIC WAYS;
SECTION 18.12 PARKING REGULATIONS**

CHAPTER 18: TRANSPORTATION, STREETS AND PUBLIC WAYS

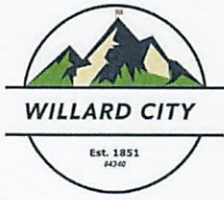
SECTION 18.12 Parking Regulations.

18.12.040 Unlawful Parking

- A. Parking at curb. No motor vehicle shall be parked with the left side of the vehicle next to the curb, except on one way streets. It shall be unlawful to stand or park any motor vehicle in a street other than parallel with the curb and with the two right wheels of the vehicle within twelve inches of the regularly established curb line except on those streets which have been marked for angle parking; then vehicles shall be parked at the angle to the curb indicated by such marks.
- B. Vehicles for sale. It shall be unlawful to park any vehicle on any street for the purpose of displaying it for sale, or to park any vehicle from which merchandise is peddled on any business street.
- C. Loading Zone. When so posted, it shall be unlawful for the driver of a passenger vehicle to stand or park such vehicle for a period of time longer than is permitted by the posted sign for the loading or unloading of passengers, or for the driver to stand or park any freight carrying motor vehicle for a period of time longer than is necessary to load, unload and deliver materials in any place designated as a loading zone and marked as such.
- D. Parking Prohibited. It shall be unlawful for any person except physicians on emergency calls or designated emergency vehicles when properly posted, to park any motor vehicle on any street in violation of the ~~posed~~ posted restrictions.
- E. **Parking Prohibited on 300 North. At any time – day or night, it shall be unlawful for any person to park any motor vehicle, trailer, or any other item on either side (north or south) of that City property and right-of-way labeled 300 North, starting from Highway 89 and extending east approximately .58 miles to the Willard Canyon trailhead, regardless of whether “No Parking” signs are posted or not posted. The exception to this is that parking is allowed on the north side of 300 North in the gravel area adjacent to the Cemetery. This area is 20 feet east of the stop sign at Highway 89 and 300 North, then extending approximately 160 feet to the lot line of the cemetery. This area will be posted with “Parking allowed” signs.**
- F. Alleys. No person shall park a motor vehicle within an alley in such manner or under such conditions as to leave less than ten feet of the width of the roadway available for the free movement of vehicular traffic. No person shall stop, stand, or park a vehicle within an alley in such a position as to block the driveway entrance to any abutting property.
- G. Parking Prohibited. It shall be a class B misdemeanor for any person to park or leave standing on any public road, street, alley, or municipal property any motor vehicle for 72 or more consecutive hours, and any vehicle so parked or left standing may be impounded or removed by the Chief of Police. For purposes of impoundment and removal, the Chief of Police may impound and remove any motor vehicle which reasonably appears to have remained unmoved for 72 consecutive hours.

The cost of impoundment and removal shall be charged to the owner or any person who claims the impounded motor vehicle.

4 c



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City Council Members

J. Hulsey

R. Christensen

M. Braegger

R. Mund

J. Bodily

NOTICE OF PUBLIC HEARING WILLARD CITY COUNCIL

Notice is hereby given that the Willard City Council will hold a public hearing to receive public comments regarding a proposal to adopt the 2026-2027 Municipal Compensation Schedule for all elected officials and appointed employees. The compensation schedule is available for public inspection at the Willard City office.

The public hearing will be held on Thursday, June 11, 2026, at 6:30 p.m. in the Willard City Council Chambers, 80 West 50 South, Willard, Utah, during a regular City Council meeting.

Information regarding this matter is available during business hours by contacting the Willard City Recorder at 435-734-9881. Business hours are 8:00 a.m. to 5:00 p.m. Monday through Thursday and 8:00 a.m. to 12:00 p.m. on Friday.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communications, aids, and services) during this meeting should notify the City Office at 80 West 50 South, Willard, Utah, phone number 435-734-9881, at least three working days prior to the meeting.

/s/Diana Mund
City Recorder

4 d

Resolution 2026-05

A RESOLUTION ADOPTING THE MUNICIPAL COMPENSATION SCHEDULE FOR WILLARD CITY FOR FISCAL YEAR 2026

WHEREAS, Utah Code §10-3-818 requires municipalities to adopt a municipal compensation schedule by ordinance or resolution at least once each fiscal year; and

WHEREAS, the compensation schedule must set forth the salary, wages, and benefits applicable to all elected and appointed officers and employees of the City; and

WHEREAS, Willard City has prepared the Municipal Compensation Schedule for Fiscal Year 2026 and made it available for public inspection as required by law; and

WHEREAS, the Willard City Council held a duly noticed public hearing to receive public comment on the proposed compensation schedule; and

WHEREAS, the City Council finds that adoption of the Municipal Compensation Schedule is in the best interest of the City and necessary for the orderly administration of employee compensation;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Willard City, Utah, that the Municipal Compensation Schedule for Fiscal Year 2026 is hereby adopted as presented and shall be effective July 1, 2026.

Position		Salary		
Mayor		Annual: \$5,000		
City Council Member		Annual: \$2,000*		
*An Extra \$500 is paid to council members serving on mosquito and sewer boards.				
Position		Salary		Total Annual Increase
City Attorney		Contract: \$128.75 per hour		3%
Planning Commissioner		\$25 per attended meeting		0%
Position				Total Annual Increase
City Manager	\$ 131,243.42	Annual Salary		3%
Chief of Police	\$ 123,080.88	Annual Salary		3%
City Recorder	\$ 29.78	Hourly		3%
Public Works Director	\$ 48.36	Hourly		3%
City Treasurer	\$ 38,958.72	Annual Salary		3%

Employees may be eligible for up to a 2% merit increase.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WILLARD CITY, STATE OF UTAH, on
this ____ day of June 2026.

	AYE	NAY	ABSENT	ABSTAIN
Jacob Bodily	_____	_____	_____	_____
Rod Mund	_____	_____	_____	_____
Mike Braegger	_____	_____	_____	_____
Rex Christensen	_____	_____	_____	_____
Jordon Husley	_____	_____	_____	_____

WILLARD CITY

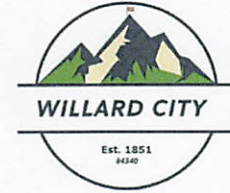
Mayor Travis Mote

ATTEST:

Diana Mund, City Recorder

4 e

**City Council
Staff Report
Correction of 2022 Rezone and Minutes**



June 8, 2026

Applicant: David Grant, 466 S Main St, Willard, UT 84340
Agenda Item: Rezone of Parcels 02-052-0112 and 02-051-0172 (formerly 02-052-0039);
Amendment of January 13, 2022 meeting minutes.

Background

Mr. David Grant applied for a Lot Line Adjustment in September of 2021. In order to complete the Lot Line Adjustment legally, he needed to complete a rezone of his property first.

Mr. David Grant applied for a rezone in October 2021 so he could split off an acre from the back half of parcel 02-052-0112. He completed a rezone application and paid all required fees.

The public hearing notice was published on November 19, 2021. The public hearing was held on December 2, 2021, Planning Commission meeting. No public comments were made. The Planning Commission made a positive recommendation to the City Council to approve the request for the rezone.

In the same meeting, the Planning Commission approved the Lot Line Adjustment contingent on the City Council's approval of the rezone.

On January 13, 2022, the City Council approved the rezone for Mr. Grant's land. The Lot Line Adjustment did not need the City Council's approval, but by approving the rezone they effectively finalized the previously approved Lot Line Adjustment by satisfying the contingency imposed by the Planning Commission.

The minutes for the January 13, 2022, meeting stated that the council approved the "subdivision" instead of the "rezone." The purpose of Resolution 2026-07 is to correct the inaccuracy in the minutes and ensure the City's records accurately reflect the recording of the meeting.

Findings

- Mr. Grant applied for a Lot Line Adjustment.
- Property had to be rezoned for Lot Line Adjustment to occur, so Rezone application was submitted.
- Notices were posted and sent to neighboring properties.
- Public hearing was held December 2, 2021, with no objections.
- Planning Commission recommended for approval.

- City Council approved the rezone on January 13, 2022.
- Lot Line Adjustment was approved contingent on rezone approval.

Analysis

Mr. Grant came into the office on May 26, 2026, and reported to Maddie Brown that his Lot Line Adjustment had not been recorded with the Box Elder County Recorder. Staff discovered that the rezone was never properly recorded either. At that time, state law required the rezone to be adopted by ordinance. Ordinance 2026-11 is intended to align the zoning designation of parcels 02-052-0112 and 02-051-0172 with actions previously approved by the Planning Commission and City Council in 2021 and 2022. During this investigation, it was discovered the written minutes were incorrect as well. Resolution 2026-07 is intended to correct the minutes to accurately reflect the recording.

This is not a new rezone application. This is a clarification of a rezone that occurred in 2022 that was not properly documented.

The Lot Line Adjustment that was originally requested by Mr. Grant was contingent on the rezone of his property. **The required public hearing took place on December 2, 2021. The Planning Commission recommended the rezone for approval to the City Council at the same meeting. The City Council approved the rezone request on January 13, 2022.** In 2022, Utah Code § 10-9a-503 required rezones to be adopted by ordinance. In this case, an ordinance was never written to adopt this rezone. Ordinance 2026-11 is meant to correct this oversight and formally document the City Council's approval of the rezone.

Since the rezone was approved, the Lot Line Adjustment was also approved. Approving Ordinance 2026-11 will create a proper recording of the approved rezone from 2022.

Denying Ordinance 2026-11 could expose the city to potential legal and administrative challenges. Maintaining records that are inconsistent with prior legislative actions could create uncertainty for property owners and increase the risk of disputes regarding the status of affected parcels. If denial is considered, staff will need further direction regarding how to address the discrepancy.

The minutes inaccurately reflected the motion made by the city council, stating that they approved the "subdivision" rather than the rezone.

Approving Resolution 2026-07 will align the minutes with the City Council's decision and the recording of the meeting.

Staff Recommendation

Since the public hearing was properly noticed and took place, no objections were raised, and both Planning Commission and City Council approved the rezone, Staff recommends the City Council adopt Ordinance 2026-11 to align the zoning designation of parcels 02-052-0112 and 02-051-0172 with the rezone previously approved in 2021/2022. Staff also recommends

adopting Resolution 2026-07 to amend the minutes of the January 13, 2022 meeting minutes to correct the typographical error and ensure the City's records accurately reflect the actions taken by the City Council.

Recommended Motions

"I move to adopt Ordinance 2026-11, rezoning parcels 02-052-0112 and 02-051-0172 to accurately reflect the rezone previously approved by the Willard City Council in 2022."

"I motion to adopt Resolution 2026-07 to amend the January 13, 2022 City Council meeting minutes to accurately reflect the recording and the actions taken by City Council.."

RESOLUTION NO. 2026-07

A RESOLUTION OF THE WILLARD CITY COUNCIL AMENDING THE APPROVED MINUTES OF THE JANUARY 13, 2022 CITY COUNCIL MEETING TO CONFORM TO THE OFFICIAL MEETING RECORDING AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Willard City Council conducted a regular City Council meeting on January 13, 2022; and

WHEREAS, minutes of that meeting were prepared and approved as the official record of the meeting; and

WHEREAS, the City has reviewed the official audio recording of the January 13, 2022 City Council meeting and determined that certain portions of the approved minutes do not accurately reflect the proceedings and actions taken by the City Council; and

WHEREAS, Utah law recognizes recordings of public meetings as part of the official record of governmental proceedings; and

AND WHEREAS, the City Council finds that it is in the public interest to amend the approved minutes to accurately reflect the discussion, motions, votes, and actions taken during the January 13, 2022 City Council meeting;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WILLARD CITY, UTAH, AS FOLLOWS:

SECTION 1. FINDINGS.

The foregoing recitals are incorporated herein and adopted as findings of the City Council.

SECTION 2. AMENDMENT OF MINUTES.

The approved minutes of the January 13, 2022, Willard City Council meeting are hereby amended to conform to the official meeting recording.

The amended minutes are attached hereto as Exhibit A and incorporated herein by reference.

SECTION 3. OFFICIAL RECORD.

Upon adoption of this Resolution, the amended minutes attached as Exhibit A shall supersede the previously approved version and shall constitute the official minutes of the January 13, 2022, Willard City Council meeting.

SECTION 4. EFFECTIVE DATE.

This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the Willard City Council on this ____ day of _____, 2026.

Hulsey	Yes	Nay
Christensen	Yes	Nay
Braegger	Yes	Nay
Mund	Yes	Nay
Bodily	Yes	Nay

WILLARD CITY

ATTEST: _____

City Recorder

Mayor Travis Mote

Willard City Council Meeting
January 13, 2022
Willard City Council Chambers
6:30 p.m.

The City Council of Willard City met on January 13, 2022, at 6:30 p.m. in the Council Chambers of the Willard City Offices, Located at 80 West 50 South, Willard UT 84340.

Present: Travis Mote, Mayor
Fred Ward, Council Member
John Seamons, Council Member
Mike Braegger, Council Member
Rod Mund, Council Member
Kaleb Kunzler, Council Member
Bryce Wheelwright, City Planner

Staff Present: Chris Davis, City Manager
Colt Mund, City Attorney
Theron Fielding, Police Chief
Van Mund, Fire Chief
Susan K O Bray, City Recorder

Others in Attendance: Chad Braegger, Chad Call, Diana Baker, Ken Braegger, Doug Younger, Lindsey Wells, David Grant, and Jacob Whicker.

1. Call to Order

Mayor Mote called the meeting to order at 6:30 p.m.

Invocation

Mike Braegger offered the invocation

Pledge of Allegiance

The pledge of allegiance was led by Council Member Kaleb Kunzler

2. Open Comment Period

There were no comments.

3. New Business

a. Consideration of approval of a lot line adjustment for David & Tara Grant, property owners.

Chris Davis, City Manager stated Mr. Grant is not asking for a subdivision it is just a lot line adjustment. Mayor Mote stated that the last meeting minutes discuss the continuation of asphalt on one hundred west. Chris explained the ordinance states if you are going get a building permit it must be number one, on the building lot the definition of a buildable lot is it fronts the city street, to be approved. Where an individual wants to build where there is not an improved street, they must extend the road to the closest street, up to the furthest end of their property. If Mr. Grant plans to sell that building lot he would have to incur the cost to improve 100 w. Council Member Ward said he wanted to make sure the property where the lot line adjustment is taking

place that it will still be in his ownership. He said if there comes a time when he wants to build and the road take up some of the property, is he still going to have enough property to build. Chris said they have had that conversation and he is aware of the situation with the frontage. Mr. Grant stated just to be clear, the house is being built there. It was three individual parcels there, but he added one and want to keep three. Mr. Grants intention is to never sell the additional lots, so then down the road if his situation changes, it he will not incur more costs. Colt Mund, City Attorney stated the agenda says lot line adjustment consideration, it should be a rezone request. That was recommended by the Planning Commission because a lot line adjustment cannot occur until this is resolved. It is being rezoned half acre residential and he wanted to make sure the council is clear on that. Council Member Ward asked if he needs to fill out his paperwork differently to do that. Colt Mund said he did not know why it is on the agenda as a lot line adjustment. Council Member Kunzler asked if the council needed an official public hearing about the rezone request. Colt stated that has already occurred. There was a special meeting in December, it was on the agenda as a rezone request, and was properly noticed, and was tabled because Mr. Grant was not present. He said we need to re- label the agenda item and the council needs to act on it tonight. Council Member Kunzler stated he wanted to make sure it had the proper noticing. Mayor Mote stated there was about twenty feet that is not on Mr. Grant's property that would have to be paved. So, what does the ordinance require? Is there something in the ordinance or is it something we must attach to this motion to ensure that the road is connected all the way to the existing pavement? Chris said for building permit to be issued a road must exist in front of the lot.

Mayor Mote asked was this the point of bringing him back, was to just clarify that he understood that is the case and that was the discussion to make sure he knows what his obligations are and what would need to happen for the actual footage.

Motion: Council Member Mund made a motion to approve the **subdivision-rezone**. Council Member Braegger seconded the motion. Members voting aye: Council Member Kunzler, Council Member Mund, Council Member Braegger, Council Member Seamons, and Council Member Ward. Members voting nay: none. The motion passed unanimously.

3b Citizens Comment on Surplus Property

Jake Whicker stated he is the owner of 345 south 200 east, he stated that he recognizes the homeowners do not really have any legal right to require a road or right of way. He reported they are not contesting that. He said with the surplus of the property access to our property is just the way they were set up. Mr. Whicker stated the way the houses are built is going to be difficult for them in winter. He said they were asking the city to consider something that is better, that works for the city, and it will benefit the homeowners. He said he understands there is a possibility of the economic challenges. Mr. Whicker said the homeowners respectfully request the city designate a public easement on the east side of the properties to provide emergency vehicles access and other user's access. He said they are willing to work with the city as needed to try to find a solution. He suggested to designate the existing property access at 300 S and approximately 250 E as a recorded public easement. If this seems untenable, he gave alternatives that might include Subdividing the surplus property and selling the affected area to the property

Willard City Council Meeting
January 13, 2022
Willard City Council Chambers
6:30 p.m.

owners for use as a private easement/road. Selling the property to the buyer contingent on the buyer building a City street or private easement in that location was another suggestion he made. Council Member Kunzler stated he remembered one concern is whoever buys the property as an attempt to develop it and if we gave up that easement it would not only take away a little bit of value which is one thing, but it would shrink the lots available to a point where there would not be as many lots. He said it would be much less desirable for a developer. Councilman Ward asked Bryce to say whether there could be a city-wide street. Bryce commented he gave the council a printout on the dimensions they are about 355 feet from east to west and about nine hundred feet from north to south. Chris said if it is 350 feet from east to west you gave up a 20-foot easement or a 50-foot easement or you give up 60-foot easement then you have it down to a little over two hundred feet. Mayor Mote asked if the city has any documentation as to why the houses are faced east to west. Ken Braegger said somebody had their head in the sand because the city ordinance does not allow for you to build unless you have frontage, they do not have frontage, which is against city ordinance. He continued the only thing he could decide is that the house was built that way so that they had view off their back porch. There should have been road on the site to support having to place their houses like they currently did. He said Ms. Hansley put together for us because she was the one that helped the City with someone dividing their property. He said it only shows those west lots. They do not show anything on the east side it does not even show right away going through on the east side.

He continued over a period of time things have progressed and other reasons it's coming the fire department goals which is what we really consider the A side of that structure even though it's the back of the house everything would be fought off 200 E there he didn't think they were planning on going to go across any of those roads with an engine.

Council Member Ward commented the people who built those houses knew where their frontage was, and the city knew also, and they gave them the permit and all the property east of those lots was owned by the city. Council Member Braegger commented that he spoke briefly with Jake Whicker and went up and looked at it and the situation he believes the council needs to come to some type of workable solution because it is not the homeowners' fault that it is this way, it is someone else's and it is not the council's fault that it is that way either. He continued to say the council cannot grant them a big right away through there or anything like that and the City cannot just give them City property, but there needs to be some type of a solution that can be worked out here.

Motion: Council Member Mund made a motion to have the property stand the way it is until the council has an opportunity to study this surplus property. We need a work session to be informed enough to know what options we really have up there. He said those lots are based on half acre size lots. Council Member Mund would like to have a work session and review the surplus property and get into some greater detail. Council Member Ward asked if the homeowners knew where the property line was. Mr. Whicker stated he did but was told that road was a fire road by Leslie Myers she was on the Planning Commission. He said he did come down and research it, but it was made clear to him that it was a fire road. Chief Fielding explained it is his understanding when they were building those houses the contractors started using it as a shortcut

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to get to the house taking materials to the lots. There were barricades put up to try to stop them from using the road. He said that is what made the road what it is today.

Seconded by Council Member Kunzler. Members voting aye: Council Member Kunzler, Council Member Mund, Council Member Braegger, Council Member Seamons, and Council Member Ward. Members voting nay: none. The motion passed unanimously.

3c Direction on disposition of Surplus Property

Motion: Council Member Mund move the table this item until they have had a work session to discuss this. Chris Davis, City Manager explained the City Council needed to determine how to go about selling it and how long to advertise. The council has taken no action on that so that is why it is on the agenda. Council Member Ward said there is going to be options there to discuss in a work session. Council Member Seamons stated these homeowners are not the only ones affected by this decision there are others down the street from them that will be affected.

3d Bruce Parker Survey

Chris stated they asked to have this put on the agenda so the City Council can talk about the survey. Mayor Mote suggested they move forward with the discussion on the survey questions. He asked if anyone had a chance to review the survey questions and what their thoughts were. Council Member Kunzler explained he honestly is not a huge fan of the whole entire survey questions. He said he was unaware who produced the questions, weather it was Bruce Parker's group or who, but it feels like to him they are trying to guide the thinking of the citizens. They are trying to get a certain public opinion they are trying to get on paper that the public opinion is this. He continued; he does not know that these sets of questions the way they are asked really will reflect the true public opinion. I just do not have a good feeling, he said they are very leading to get a specific answer on paper. He felt like they would do it because that is what the citizens want, based off the survey, but he really does not like the questions and the way they are worded.

Mayor asked if it would be helpful to go through each question. The council agreed it to do that.

1. Residents have expressed concerns over the City's drinkable water capacity and water use. From the following list pick the three items you could support.
 - A. Limit residential water use.
 - B. Limit agricultural use.
 - C. Restructuring water fees to charge based on water used.
 - D. Promoting low water use landscaping and drought -resistant planting.
 - E. Increase the City's drinkable water supply and incur the associated costs to users.
 - F. Another approach (please specify)

Council Member Kunzler stated it's leading to say some of these answers in the survey will say everybody wants to limit agricultural water use or limit residencies but some of we can't limit that use I have the same concern as you know I want to because we don't push we don't have any troops these especially limiting agricultural water use we may not have any power a lot of water used is not from the city it is from Willard Water Company. Mayor Mote said he thought it

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would be appropriate instead of that question have a question about incurring costs of secondary water. Mayor Mote said to strike question B and replace it with incur costs for a secondary water system. Council Member Ward disagreed with adding that kind of question because he didn't think the citizens especially in Old Town Willard where it exists right now today there is secondary water to a lot of those that are available in areas it may be a big problem for people who don't take it because of the schedule or whatever it is and they have just relied on their culinary system to take care of what they need. He stated it is just a matter of convenience. Council Member Ward felt it needed to be sent out in a letter to all the citizens what the cost would. He continued to say it is going to be a huge amount of money. Council Member Mund stated we just ask if people are interested in pressurized secondary water. Council Member Ward felt the survey was clear on what everybody wanted to see, which is a rural environment. He continued when he got the packet and looked at it. He said looks to me like people that we have hired to do this they are going reserve certain portions of that because they have not received the answers they really want. Mayor Mote asked if Council Member Ward if he would be in favor of having a work session on it. Council Member Ward stated he would. Council Member Ward continued by saying I personally do not think this even needs to be out there. He continued because of the water issues that is managed by the City Council, Mayor, and the city workers. you can take care of that through your newsletters to the people and you can have open public council meetings about the issues that are coming up. The culinary water is a big problem for Willard right now all approved development in Willard we have culinary water for but if you are going to go beyond it, we must find more. Mayor Mote agreed. Council Member Braegger asked what has the city spent to this point just to get these people to put this survey together. He said is this something the council asked them to do. Obviously, they have done it and not to the council satisfaction. He asked was it to the council satisfaction when the survey results were first done. Council Member Ward stated the survey was published in the newsletter about two months ago. He said what we paid these guys to do now is go forward finish the master plan, present it to the council. Council Member Kunzler said he did not see the need for this second survey and associated costs. Chris Davis, City Manager said there were no additional cost on the second survey. He stated this is the survey they came up. It was done internally by their company. He stated the city staff did not talk to Bruce Parker about it.

Mayor Mote asked if this item should be tabled until they can talk to Mr. Parker and determine what clarifications he is looking for. It is going to delay this master planning process. Council Member Ward stated his opinion that they do not even need to have to go forward with this. He said they need to finish the master plan. Chris reported Mr. Parker will be at the council meeting in two weeks for the Council to ask that question.

Motion: Council Member Mund made a motion to table this agenda item. Council Member Kunzler seconded the motion. Members voting aye: Council Member Kunzler, Council Member Mund, Council Member Braegger, Council Member Seamons, and Council Member Ward. Members voting nay: none. The motion passed unanimously.

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3e Topics for Work Sessions

Mayor Mote stated the Master Plan Zone should be discussed in a work session. He said he is willing to do several work sessions to try to check some of these things off. He felt the first work session should determine the Council's concerns with City and their goals and priorities, and then and then give us the direction and in that work session obviously the council could talk about some of these other items depending on how many work sessions the council want. Council Member Mund asked the mayor when he would like to schedule a work session. Mayor Mote stated there is a lot of items on the Council's plate and it is going to take either an extended work session or several of them. Chris suggested topics such as agreements from Granite, an update on ordinances that need to be updated, sewer agreement with UTA. Mayor Mote stated he has questions on the sewer agreement. He said he got an addendum to the agreement today, but it did not change anything about the agreement except for the role of the board. He said he still has a question of what is considered a customer. The original agreement discusses residents, customers and then there is a section that discusses third parties. He stated when the council is discussing potential annexation and other things if the City does not annex third party, or can the city consider that a customer since it is coming through our lines? The mayor asked what is the City's legal ability to make agreements with these other parties? Colt Mund, City Attorney stated that would be a discussion between him and the Mayor. Work Session Wednesday January 19th 6:00 p.m. City Council priority's, survey, and the property disbursement.

4a Approval of the December 9, 2021, minutes.

Motion: Council Member Ward moved to approve the December 9, 2021, meeting minutes. Council Member Mund seconded the motion. Members voting aye: Council Member Kunzler, Council Member Mund, Council Member Braegger, Council Member Seamons, and Council Member Ward. Members voting nay: none. The motion passed unanimously.

5. Financials

- a. Warrants
- b. Vouchers
- c. Reports

The warrants and vouchers have been signed and each council member signed the payment approval.

6. Department Reports

a. Public Works

Two hundred West is getting close to getting done. There are two speed limit signs that have radar placed on 200 w. Three hundred East (Spring Street) is complete. There is an agreement with Mr. Gilmore to pave part of the road. The money was given to the city by Dominion Energy. Council Member Braegger stated on second south by the drain, there is an old pine tree that has been dumped there and some other debris that needs to be cleaned up. Wes Thompson is working on purchasing additional upgraded water meters.

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b. Police Department-Purchases

Chief Fielding stated for the year 2021 UHP had 1099 cases with four Officers on duty and Willard had 1283 cases with one officer on. He said he got a quote from Stacy Younger for emergency equipment on the 2021 Toyota Tundra. Stacy is going to strip out the old equipment in the 2010 Tundra and install it in the 2021 Tundra. The equipment current cost is \$6,175.31 with the strip out cost of \$960.00 and installation cost of \$8,160.00. For a total of \$15,295.31.

Motion: Council Member Seamons moved to approve the bid amount of \$15,295.31. Council Member Kunzler seconded the motion. Members voting aye: Council Member Kunzler, Council Member Mund, Council Member Braegger, Council Member Seamons, and Council Member Ward. Members voting nay: none. The motion passed unanimously.

Chief Fielding said he is looking at getting a contract with Peachy Clean for carwashes for the police vehicles. He talked with the owner Mr. Richards, and he said it would cost \$935.52 a year for car washes for all the police vehicles. Peachy Clean would be \$77.96 a month. He said it would be the very top of the line car wash and the officers could go to the car wash after being on a salty road or having to go out on muddy roads. He stated they can get their vehicles clean instead of bringing them to the fire station or the city shops if it is open. Sgt. Holmes is working on this unlimited car wash package. It would be all police vehicles for \$935.52 for the year. Mayor asked when there is a financial meeting he would like to attend if it is after 4:00 p.m. Council Member Mund asked to have a budget financial sheet in their packet each month, it would be helpful for them to know what they have available. The mayor said if the Chief has the money in his budget he can spend it, if he is over his budget then he needs to come to the council. Mayor Mote told the council that he met with the staff and there were not a lot of concerns. The police department would eventually like to have three extra officers to cover a 24-hour shift. There is a gap between 2 am and 8 am where there is no coverage. Mayor Mote said the police expressed concern about the gap and coverage. The Chief said it would take three more officers, the magic number is seven. He said with us doing a 10 hour shift we will make it work, but anytime someone is sick or on vacation we are going to be short somewhere. Three would be the number to get seven full-time guys. Chief Fielding stated the on-call pay is \$50 a pay period and felt it should be \$150 a pay period. He said the DUI's and family fights have gone up. Council Member Ward asked to get case numbers monthly. Chief Fielding asked about the semi's and if they were still interested in Officer Mabrey still searching for one. Council Member Seamons stated he was still interested in looking because he did not know how the trailers were going to be moved when they need to be moved, they have not been moved for a long time. Mayor Mote asked if the semi would be used for other things. He was concerned if it were not used for other things and just sat it would not run. Council Member Braegger said it would be better to find someone in the city that has a semi that could contract out. Council Member Mund stated he has a semi, and he is willing to let them use it. Council Member Mund told the Chief to pursue the semi and see what happens. They will only pay the 5% of the original price. Van Mund suggested to use a dolly and hook it up to the back of a dump truck. The Mayor suggested for Officer Mabrey to look for a dolly.

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c. Fire Department-Purchases

Van Mund, Fire Chief stated he would like to give all the firefighters a gift card since they bypassed their yearly dinner. He is asking for approval of \$1,500 for the cost of the gift cards. He is also asking for \$3,800.00 for transmit modem for life pack, \$500.00 for medication and medical supplies, and \$1,000.00 for new VHF radio.

Motion: Council Member Mund moved to approve the \$6,800 for the fire department purchases. Council Member Kunzler seconded the motion. Members voting aye: Council Member Kunzler, Council Member Mund, Council Member Braegger, Council Member Seamons, and Council Member Ward. Members voting nay: none. The motion passed unanimously.

Van stated they are putting in for a AFG grant for air packs. He said it is a 5% match grant.

7. Council Members Reports

a. Mike Braegger

Council Member Braegger asked if they were going to receive assignments as far as a council member over each department. These kinds of assignments are not made any more since a City Manager has been hired. Dell Fredde was the Council Member over the Mosquito Abatement, and when he was no longer a council member he still wanted to stay on the board. Council Member Mund is on the sewer board, Josh Braegger is there by vote of the two-city agreement. Council Member Mund will report to the council the status of the sewer meetings. Josh Braegger was recommended as a board member for the flood control. Council Member Ward stated he would like to sit on the Mosquito Abatement board.

Motion: Council Member Braegger moved to approve Council Member Ward as a board member for the Mosquito Abatement. Council Member Kunzler seconded the motion. Members voting aye: Council Member Kunzler, Council Member Mund, Council Member Braegger, Council Member Seamons, and Council Member Ward. Members voting nay: none. The motion passed unanimously.

b. Rod Mund

Nothing to report.

c. Fred Ward

Nothing to report.

d. John Seamons

Council Member Seamons stated he had the opportunity to attend a meeting, Friends of the Great Salt Lake. He reported that Lake Powell is empty, Lake Mead is empty, and the state of California spent four billion dollars on Owens Lake and only fixed 17% of the lake. He said water is going to be really, serious. He said if you have water rights, they will come for them. He has a few discussions with David Brown regarding Fiber Optics. Council Member Seamons said we could do our own and save money. He asked if there is any interest at all in talking about

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annexation of the Willard property? All members said they were except for Council Member Ward. Council Member Kunzler stated he saw value in the discussion provided it remains productive. He said whether we annex or not it needs to be discussed. He indicated he was not sold either way depending on the three developers that have expressed interest. He felt there could be some significant good to the city with an annexation. He said it would increase the City's residential tax base and eventually bring in businesses and add additional commercial properties. He stated the city provides services with south Willard already. Chief Fielding stated the county provides police services to South Willard and Willard helps if needed. He said annexation would help with tax base and it gives us control over the build out. Council Member Mund, Braegger, and the Mayor met with Lew Swain regarding their plans. Council Member Braegger said they have been very upfront with what they want to do. Chris stated they have never changed the design of what they want to do in Willard City. They also approached the County with a Master Plan Community and the County turned them down. He said Mr. Swain is going ahead with a potential ½ acre subdivision that would be in the County. He said he has not had any discussion with Blue Ox lately, also Valley Estates. Chris said the Staff, Lew Swain, Bailey, and Blue Ox met, Blue Ox and Willard Land has been looking at drilling a well and building a tank. Willard Land has extensive water rights which are on the west side of Hwy 89 and drilling a well on their property does not make sense. He continued by saying they hired a hydraulic engineer which was Citizen Rod Mund at the time. They asked if there would be a conflict of interest now that Mr. Mund is on the Council. Council Member Mund told Mr. Swain he would not be involved and would be able to give him some suggestions. Council Member Mund will not be involved in any drilling operations, so there will not be any conflict of interest. Mayor Mote stated we need to know what a third party with the sewer agreement is and can we enter into an agreement without Perry. Perry would have to collaborate with Willard. Council Member Mund said unless the Swain property were annexed. Mayor Mote continued the City does not have anything less than ½ acres. Mr. Swain was amenable to ½ acres but thought the city would benefit from the smaller lots. He said there are going to be some wetlands that have field drains in them, there was a discussion who would maintain them. That would be a maintenance issue the city would take on under this current design. Mr. Swain has done work with the Corp of Engineers. He said the water will go down the drains and out to Willard Bay. He stated that sometimes the drains plug and that is when it will flood houses. Council Member Braegger stated it would fall under the Flood Control to maintain, not the city. Council Member Mund stated what he found intriguing is Mr. Swain is bringing in the tank, all the lines to connect. He said Willard could get a tank and another water source without fronting any money. Council Member Seamons stated are we going to move forward with this or are we going to sit on our hands. Council Member Braegger stated he has seen in his lifetime opportunities that present themselves and sometimes those opportunities have time constraints on them and you either take them or pass them by. He said he has passed by a few and has regretted it. He said we need to look at this because it is a good opportunity and do it in an expedient fashion, instead of passing it by. He said the opportunity may not be here long. Council Member Braegger stated when the sewer plant was proposed it was not very well received and now there is no complaining.

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Council Member Mund motioned to have the MPC on the agenda for discussion/ action item. Mayor Mote suggested a work session on the MPC with the planning Commission. Council Member Seamons seconded the motion. Mayor Mote suggested another work session. Council Member Mund indicated if the MPC Zone had problems after passing to put a 90-day moratorium until the ordinance is complete. Mayor Mote would like to invite the planning commission to the work session. He wants a discussion on the ordinance because he says it has big holes in it. Mayor Mote set the work session on Wednesday January 26th at 6:00pm. Council Member Mund wants the MPC Zone on the February 10, 2022, agenda as a discussion and action item.

Motion: Council Member Mund made a motion to have the MPC Zone on the February 10th agenda for discussion and action. Council Member Seamons seconded the motion. All in favor.

e. Kaleb Kunzler

Nothing to report.

8. Mayor's General Correspondence and Information

Mayor Mote stated there were three bids out for the playground equipment at the Children's Park. There were trees pulled out and new trees planted. The bid was for \$21,699.36 Carma Gregerson wants to have a library in town. Mayor Mote told her it cost a lot of money to have a library and suggested she do a reading group with the kids and moms around town. Mayor Mote told her she could use the multi-purpose room. Mayor Mote stated when he ran for this position, he made a promise he would have a lot of communication with the residents. The city has a Facebook page and the permissions to that page have been turned over to the Mayor's wife to manage. Colt Mund stated there are first amendment right if you start removing comments it could be an issue. He said there are GRAMA rules you must follow. The mayor stated he would like to have an annual open house for residents to come ask questions about budget or other city matters.

9. City Manager's Report

Nothing to report.

10. Closed Session

There was not a closed session.

11. Adjourn

Council Member Ward moved to adjourn. Council Member Mund seconded the motion. All in favor.

4 f

WILLARD CITY ORDINANCE NO. 2026-11

AN ORDINANCE RATIFYING REZONING ACTIONS APPROVED BY THE WILLARD CITY COUNCIL ON JANUARY 13, 2022, INVOLVING PROPERTY OWNED BY DAVID GRANT.

WHEREAS, Willard City, Utah (the "City"), is authorized under Utah Code Annotated Title 10, Chapter 9a, to regulate land use within its jurisdiction; and

WHEREAS, the proposed rezone is consistent with the goals and policies of the Willard City General Plan and promotes the orderly development of the city; and

WHEREAS, an application for a zoning map amendment ("Rezone Application") was submitted by DAVID GRANT for Box Elder County Parcel Nos. 02-052-0112 and 02-051-0172, generally located at 466 South Main Street, Willard, Utah, and more particularly described in Exhibit D attached hereto (the "Property"); and

WHEREAS, the Applicant submitted a complete application for a zoning map amendment, paid all required fees, and provided all materials required by the City's Land Use Ordinance, and the rezone application is attached hereto as Exhibit A; and

WHEREAS, the Willard City Planning Commission held a duly noticed public hearing on December 2, 2021, reviewed the application, received public comment, and forwarded a favorable recommendation to the Willard City Council, and the Planning Commission meeting minutes are attached hereto as Exhibit B; and

WHEREAS, the Willard City Council held a duly noticed public meeting on January 13, 2022, and, after considering the recommendation of the Planning Commission, public input, and applicable land use regulations, determined that the proposed rezone is in the best interest of the health, safety, and welfare of the residents of Willard City, and the City Council meeting minutes are attached hereto as Exhibit C;

AND WHEREAS, the City Council previously approved the requested action on January 13, 2022, and this Ordinance is intended to ratify and memorialize the action taken on that date.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WILLARD CITY, UTAH, AS FOLLOWS:

SECTION 1: FINDINGS

The City Council hereby adopts the foregoing recitals as legislative findings supporting this Ordinance.

SECTION II: AMENDMENT TO ZONING MAP

The Official Zoning Map of Willard City is hereby amended to rezone the property identified as Box Elder County Parcel Nos. 02-052-0112 and 02-051-0172, located generally at 466 South Main St, Willard, Utah from A-5 to R-½. The legal descriptions of the subject properties are attached hereto as Exhibit D and incorporated herein by reference.

SECTION III: EFFECTIVE DATE

This Ordinance shall become effective upon adoption and publication as required by law.

SECTION IV: SEVERABILITY

If any section, clause, or provision of this Ordinance is found to be invalid or unenforceable by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions, which shall continue in full force and effect.

PASSED AND ADOPTED by the Willard City Council on this ____ day of _____, 2026.

Hulsey	Yes_____	Nay_____
Christensen	Yes_____	Nay_____
Braegger	Yes_____	Nay_____
Mund	Yes_____	Nay_____
Bodily	Yes_____	Nay_____

ATTEST:_____

City Recorder

Willard City:_____

Mayor Travis Mote

Received 10/20/21
Receipt # 108420477

WILLARD CITY PLANNING COMMISSION RE-ZONE APPLICATION

Application Date

10-19-2021

Assessor Parcel Number *

02-052-0039

02-051-0172

Applicant

David & Tara Grant

Parcel Legal Description*

Attached

Mailing Address

488 S. Main St.

Willard, UT 84340

Present Zone

Proposed Zone

Mix of
A5 + R1/2

R1/2

Phone Number

Cell Phone

801-430-0218

This completed application, must be submitted at least 15 days prior to the April or October Planning Commission meeting and be accompanied by:

- 1) Proof of ownership.*
- 2) Non-refundable application fee of \$125.00.
- 3) Written petition designating the change desired and the reason for such change, bearing the signature(s) of the fee title owner(s) of the parcel or designated agent. (See reverse of this form for required Applicant's Affidavit.)
- 4) List of all property owners within 1/4 mile of the parcel.*
- 5) Map (Assessor's Plat* or suitable drawing) of the proposed re-zone area, annotated to show the location and boundaries of the parcel to be re-zoned.
- 6) If a subdivision is planned, supply sketch of possible subdivision, to show compatibility with existing and planned infrastructure, with emphasis on roads, water supply and other utilities.

* Available at the office of the Box Elder County Registrar, 01 South Main Street, Brigham, Utah, 84302

APPLICANT'S AFFIDAVIT

STATE OF UTAH)
) SS
COUNTY OF BOX ELDER)

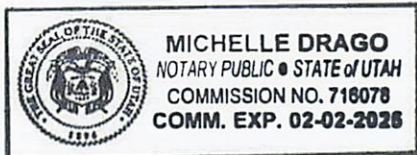
I, (we) Darin & Tara Grant, being duly sworn, depose and say that I, (we) am (are) the owner(s)*, or authorized agent(s) of the owner, of property located at 466 S. Main St. in Willard City, which property is involved in the attached application and that the statements and answers therein contained and the information provided in the attached plans and other exhibits present thoroughly, to the best of my (our) ability, the argument in behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

SIGNED [Signature] Tara Grant

Property Owner(s)

AGENT _____

Subscribed and sworn before me this 24th day of October 2008



[Signature]
Notary Public

Residing in Derby, UT
My commission expires: 2/2/25

* May be owner of record, contract owner, part to valid earnest money agreement, option holder or have other legal control of property.

AGENT AUTHORIZATION

I, (we) _____, the owner(s) of real property described above, hereby appoint _____, as my (our) agent(s) to represent me (us) with regard to this application affecting the above described real property, and do authorize them to appear on my (our) behalf before any Willard City Boards considering this application.

SIGNED _____

Property Owner(s)

Subscribed and sworn before me this _____ day of _____ 200_____

Notary Public

Residing in _____
My commission expires: _____

Project Summary

(Please use additional pages as necessary to adequately address the answers.)

1. Location Map (showing nearest cross streets):

attached

2. Site Address/Description:

Approx: 466 S. Main St.
Willard, UT

3. Parcel Number(s): 02-052-0039
02-051-0172

4. Current and Proposed Zoning by parcel number and area in acres:

Mix of AS + R^{1/2} currently. Want all
to be R^{1/2}

5. Road Access Provided:

Main + 100 W.

6. Utility Plan:

N/A

7. Reason for the requested change:

Lot Line adjustment

8. Impacts (financial and other) of the change to surrounding properties and the city as a whole:

NONE.

Willard City Corporation

80 West 50 South
Box 593



Willard, Utah 84340
(435)734-9881

NOTICE

Notice is hereby given that the Willard City Planning Commission of Willard City Corporation will hold a public hearing at the Willard City Hall, 80 West 50 South, on December 2, 2021, at 6:30 p.m.

The public hearing will be held to take public comment on: A request from David Grant to rezone approximately 3.99 acres located at approximately 488 South Main (Parcel Nos. 02-052-0039 and 02-052-0172) from A5 to R ½.

Written comments will be accepted at the Willard City Offices until December 1, 2021. If you have any questions, please contact Bryce Wheelwright at 435-734-9881.

A copy of the proposal is available for review on the State of Utah Public Meeting Notice Website at the Willard City Hall, 80 West 50 South, Willard, Utah 84340 during regular business hours Monday – Thursday 8:00 a.m. to 5:00 p.m. and Fridays 8:00 a.m. to 12:00 p.m.

I, the undersigned duly appointed and acting Deputy City Recorder for Willard City Corporation, hereby certify that a copy of the foregoing notice was posted at the City Hall and on the State of Utah Public Meeting Notice Website this 19th day of November, 2021.

A handwritten signature in blue ink, reading "Michelle Drago", is written over a horizontal line.

Michelle Drago
Willard City Deputy Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Officer at 80 West 50 South, Willard, Utah 84340, phone number 435-734-9881, at least working days prior to the meeting.





EXHIBIT B

WILLARD CITY
Planning Commission Meeting – Special Meeting
December 2, 2021 – 6:30 p.m.
Willard City Hall – 80 West 50 South
Willard, Utah 84340

The meeting was a special meeting designated by resolution. Notice of the meeting was provided 24 hours in advance. A copy of the agenda was posted at the City Hall and on the State of Utah Public Meeting Notice Website.

The following members were in attendance:

Sid Bodily, Chairman
Diane Baker
Chandler Bingham
Alex Dubovik
Blake Harrop
Zack Hulsey

Chris Davis, City Manager
Colt Mund, City Attorney
Bryce Wheelwright, City Planner
Michelle Drago, Deputy City Recorder

Others in attendance: David Grant, Chad Braegger, Travis Mote; Garth Day, Heritage Land Holdings; Jake Whitaker; and Doug Younger.

The meeting was called to order at 6:32 p.m. by Vice Chairman Bingham.

1. PRAYER: Alex Dubovik
2. PLEDGE OF ALLEGIANCE: Diane Baker
3. ROLL CALL – Attendance was recorded by the secretary.
4. GENERAL PUBLIC COMMENTS (INPUT FOR ITEMS NOT ON AGENDA)

Travis Mote, 455 South 200 West, stated that he had listened to the last few SLUA meetings. He asked if 200 West and 200 South had been declared as collector streets.

Commissioner Baker said the current street designations could be found in Willard's Road Master Plan.

Mr. Mote did not feel the citizens would feel it was reasonable to cram 9,000 cars a day down those streets. That needed to be considered as the City moved forward with a traffic plan. In the November 24th SLUA meeting, it was assumed that the traffic capacity on those roads was 9,000 cars a day. When Dr. Perrin spoke to the Planning Commission he said the City needed to determine the capacity of those roads.

Commissioner Dubovik remembered that the master plan consultants talked about collector streets, but he couldn't remember which streets were supposed to be collectors.

Mr. Mote said 200 West probably would be a collector street, but he felt the City needed to do a traffic study to determine what and when that would be and what infrastructure would be needed to protect pedestrians and other traffic. At some point The Orchards Subdivision would come out on the north side of Bart Wade at approximately 220 South 200 West. That would be a very weird intersection. He felt traffic would need serious consideration there. He was concerned the City was presuming that 200 West would have 9,000 cars when a City official or body with authority had never made that determination.

Chairman Bodily and Commissioner Hulsey arrived at 6:37 p.m.



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- 5A. PUBLIC HEARING TO CONSIDER A PETITION FROM DAVID GRANT TO REZONE APPROXIMATELY 3.99 ACRES LOCATED AT APPROXIMATELY 466 SOUTH MAIN FROM A5 TO R ½ (PARCEL NOS. 02-051-0172 AND 02-052-0039)

Commissioner Harrop moved to open the public hearing at 6:38 p.m. Commissioner Dubovik seconded the motion. All voted “aye.” The motion passed unanimously.

Chairman Bodily read Willard City's Rules of Order.

Bryce Wheelwright, City Planner, stated that David Grant owned three parcels at approximately 466 South Main. Mr. Grant wanted to adjust property lines to create a one-acre lot on the west side of his property. The lot would eventually have frontage on 100 West if 100 West went through.

Chairman Bodily clarified that there could eventually be three homes on this property if 100 West went through. Mr. Wheelwright said that was correct.

Mr. Wheelwright explained that Mr. Grant needed to rezone his property from A5 to R ½ in order to have a one-acre lot. The R ½ Zone in this area complied with the City's Future Land Use Map and the City's Master Plan.

David Grant stated that he intended to finish building the home he had already started on his property. He didn't have immediate plans for anything on 100 West. He purchased three parcels, and he wanted to keep three parcels by adjusting lot lines. If he needed income in the future, he would have a parcel that could possibly be sold.

Chairman Bodily opened the floor for public comments. There were none.

Commissioner Baker moved to close the public hearing at 6:41 p.m. Commissioner Hulseay seconded the motion. All voted “aye.” The motion passed unanimously.

Commissioner Dubovik asked if Colt Mund had completed his legal review. Colt Mund stated that Mr. Grant originally applied for a lot line adjustment. In his opinion the lot line adjustment could not be granted unless the rezone proceeded because it would create a non-conforming lot. If the Planning Commission recommended that the rezone be approved and the City Council approved the rezone, then the lot line adjustment would be appropriate.

Commissioner Baker asked if the lot line adjustment would create a flag lot. Colt Mund said it would not. The lot being created would have frontage on the future 100 West.

Bryce Wheelwright stated that David Grant could not sell the parcel being created as a building lot until 100 West went through. Until then the parcel would be a plot of ground.

Colt Mund recommended that approval of Mr. Grant's lot line adjustment be subject to the City Council's approval of the rezone.

Commissioner Bingham moved to recommend that the City Council approve a request from David Grant to rezone 3.99 acres located at approximately 466 South Main (Parcel Nos. 02-051-0172 and 02-052-0039) from A5 to R ½. Commissioner Dubovik seconded the motion.



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Commissioner Hulseley stated that the agenda did not include approval of the rezone. Could the Planning Commission act on the rezone? Colt Mund said the agenda indicated that the rezone petition would be considered. He was comfortable with approval of the rezone.

All voted “aye.” The motion passed unanimously.

5B. CONSIDERATION OF A LOT LINE ADJUSTMENT FOR DAVID GRANT LOCATED AT APPROXIMATELY 466 SOUTH MAIN (PARCEL NOS. 02-051-0172 AND 02-052-0039)

Chairman Bodily asked if the Planning Commission members had any further discussion regarding the lot line adjustment. They did not.

Bryce Wheelwright recommended that the Planning Commission approve the lot line adjustment subject to the City Council's approval of the rezone.

Commissioner Dubovik moved to approve a lot line adjustment for David Grant located at 466 South Main (Parcel Nos. 02-051-0172 and 02-052-0039) contingent on the City Council's approval of his rezone request. Commissioner Bingham seconded the motion. All voted “aye.” The motion passed unanimously.

5C. CONSIDERATION OF PRELIMINARY APPROVAL FOR THE ORCHARDS AT WILLARD SUBDIVISION PHASE 2 LOCATED AT APPROXIMATELY 300 SOUTH 200 WEST (PARCEL NOS. 02-051-0251 AND 02-051-0087) – CONTINUED FROM SEPTEMBER 16, AND OCTOBER 7, 2021

Bryce Wheelwright stated that the Planning Commission had discussed preliminary approval of The Orchards Phase 2 a few months ago. It had asked that the traffic on 200 West be counted. The City hired an individual to count the traffic. The City Engineer analyzed the traffic count and prepared a memo for the Planning Commission. The traffic count indicated there were about 35 cars per hour during the peak traffic hours, which meant there was a car about every 1 ¾ minutes. The City Engineer said the average household generated approximately 10 trips per day. The ten lots in Phase 2 would add an additional 100 trips per day for a total expected traffic volume of 440 trips per day. The City Engineer indicated that 200 West could support 3,700 trips per day without any significant delays. With the expected 440 trips per day on 200 West, there was not a concern regarding transportation issues in the area in the immediate future.

Chairman Bodily said that according to the City Engineer's memo 200 West could handle traffic from a completed Orchards Subdivision. Bryce Wheelwright said the corridor could. The road itself might need some work.

Garth Day, Heritage Land Holding, said they had improved their side of the road. He thought the other side was done as well. Mr. Wheelwright said it would be.

Garth Day stated that the only thing that might change on the preliminary plan presented to the Planning Commission was the size of Lot 107. It was currently three-fourths of an acre. They had been working with the Lemon family. The boundaries of Lot 107 might change based on the negotiation results. Whatever happened, Lot 107 would not be less than a half-acre.

Chairman Bodily asked about the size of the lots. Garth Day said all of the lots were at least a half-acre.



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Mr. Day said they were providing a second access on the south side of the subdivision. In accordance with City standards, the access would be a fully built road.

Chairman Bodily asked about the number of lots. Mr. Day said there were eleven lots.

Chairman Bodily asked if there were any comments from the audience. There were none.

Commissioner Baker stated that in the audio recording of the November 24th SLUA meeting, Bryce Wheelwright said most of the current residents on 200 West were older without kids. Bryce Wheelwright said most of the residents in the Three Peaks Subdivision were retired couples.

Commissioner Baker said the traffic study did not address the safety of kids walking on 200 West. If there was more than 300 cars on the road, what about the safety of the kids?

Chairman Bodily felt the safety of the road related to the amount of traffic. According to the City Engineer, the road could handle a lot more traffic.

Bryce Wheelwright stated that there was curb, gutter, and sidewalk on the new part.

Commissioner Bingham stated that 200 West was a residential street, and the current traffic was only 10% of the recommended residential capacity. In his opinion, if a street was only 10% of the State-recommended capacity, it was probably pretty safe.

Commissioner Baker asked about the one-way in and one-way out on 200 South. Commissioner Bingham said even if capacity on 200 South was double what it was on 200 West, the current traffic load was only 20%.

Commissioner Hulsey stated that the current traffic load on 200 South had not been established.

Commissioner Bingham said the majority of traffic on 200 South came from the southern part of 200 West. If the same amount from the north side of 200 West used 200 South, 200 South's capacity would be about 20%. That was still a lot less traffic than a residential road was designed to carry.

Bryce Wheelwright reminded the Planning Commission that traffic could also use 600 South.

Commissioner Harrop asked if the speed limit was 25 mph. Mr. Wheelwright said it was.

Commission Baker was still concerned about the one way in and one way out. She felt the residents of the Deer Run Subdivision would use 200 West, even if it was a dirt road, to take kids to school because it would be faster than using Highway 89. She asked if school buses would use 200 West to access the Deer Run Subdivision. She asked where the bus stops were located. Travis Mote said there were a couple of bus stops on 200 South. Then the bus turned south on Highway 89 and headed toward the Deer Run Subdivision.

Commissioner Bingham did not feel there was a traffic problem or a safety issue because the road was underutilized.

Commissioner Hulsey stated that based on the traffic study he was comfortable approving the second phase of The Orchards Subdivision. He felt that in the very near future Willard needed to decide what level



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of service it wanted for all of its roads. As connections were made with Deer Run, traffic on 200 West would hit higher thresholds. He did not feel the eleven homes in Phase 2 would get close to the limit on 200 West, but the City needed to know what that limit was. It all tied into the Master Plan. Capital improvements on 200 West also needed to be a high priority.

Chairman Bodily agreed that 200 West had more pedestrian traffic than other streets.

Commissioner Hulsey felt a trail or sidewalk on 200 West should be the first capital improvement project. Bryce Wheelwright stated that 200 West was designated as part of the HOP Trail (Historic Orchard Pathway Trail). It went north on 200 West. When the City got the funding, it was supposed to go through town to the Deer Run Subdivision and then south to the Box Elder/Weber County line.

Commissioner Bingham stated that a lot of the current traffic was being generated by the home construction. It wasn't coming from people who lived there. He felt the traffic study was a little heavy. When everything was built, the traffic would probably be a little less.

Commissioner Hulsey stated that for right now these eleven homes were fine. When the Master Plan and Transportation Plans were finished, the City would have a better idea what the thresholds would be. He did not feel these eleven homes would meet or exceed the threshold before the City could set them.

Commissioner Bingham moved to recommend that the City Council grant preliminary approval of The Orchards Subdivision Phase 2 located at approximately 300 South 200 West (Parcel Nos. 02-051-0251 and 02-051-0087) based on the recommendations of the City Engineer. Commissioner Harrop seconded the motion. All voted "aye," except Commission Baker who voted "nay." The motion passed on a four to one vote.

5D. DISCUSSION REGARDING REGULAR MEETING DATES FOR CALENDAR YEAR 2022

Chairman Bodily asked if there would be a meeting on December 16th. Bryce Wheelwright stated that there weren't pressing items for the December 16th meeting.

Chairman Bodily stated that the 2022 meeting dates were subject to change. Usually the Planning Commission meetings were held on the first and third Thursdays of each month. He asked if the Commission had any comments about the proposed meeting dates. There weren't any comments.

6. CONSIDERATION AND APPROVAL OF NOVEMBER 9, 2021, REGULAR PLANNING COMMISSION MINUTES

Commissioner Hulsey moved to approve the regular Planning Commission minutes of November 9, 2021, as corrected. Commissioner Dubovik seconded the motion. All voted "aye," except Commissioner Baker who abstained. The motion passed.

7. COMMISSIONER/STAFF COMMENTS

Bryce Wheelwright

The City's Christmas Appreciation Dinner had been rescheduled from December 10th to Wednesday, December 15th, at 6:30 p.m. The food would be provided by Maddox.



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300 East had been paved that day. The home that was being built was finished. The south end of 300 East was pretty much finished.

Granite Ridge No. 4 had some issues. They were on hold until improvements were brought up to City standards.

Chairman Bodily

What was the gas company doing on 300 East? Mr. Wheelwright said the gas company had to be on site because of the high pressure gas line. Chris Davis said the gas company was removing the old line on Haul Road.

Chris Davis

Did not have any comments.

Colt Mund

Did not have any comments.

Commissioner Harrop

Did not have any comments.

Commissioner Baker

Did not have any comments.

Commissioner Hulsey

Asked about the status of the Master Plan. Chris Davis said he would contact Bruce Parker. Mr. Parker had indicated a draft plan would be ready around Christmas.

Commissioner Dubovik

Asked if the new gas line was active. Mr. Wheelwright thought it was.

Commissioner Bingham

Asked that the next agenda include the Master Plan Zone. Bryce Wheelwright said the City Council had talked about holding a joint work session with the Planning Commission. Mr. Davis said the current Council had pushed the MPC on to the next Council in January. Commissioner Bingham felt the Planning Commission could talk about some things to get it going.

Asked that the City Engineer talk to the Planning Commission about the updated Storm Drain Capital Facilities Plan.



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8. ADJOURN

Commissioner Bingham moved to adjourn at 7:10 p.m. Commissioner Hulsey seconded the motion. All voted in favor. The motion passed unanimously.

Minutes were read individually and approved on: 1/20/21

Sid Bodily
Planning Commission, Chairman
Sid Bodily

Michelle Drago
Planning Commission Secretary
Michelle Drago

dc:PC 12-02-2021

EXHIBIT C

Willard City Council Meeting
January 13, 2022
Willard City Council Chambers
6:30 p.m.

The City Council of Willard City met on January 13, 2022, at 6:30 p.m. in the Council Chambers of the Willard City Offices, Located at 80 West 50 South, Willard UT 84340.

Present: Travis Mote, Mayor
Fred Ward, Council Member
John Seamons, Council Member
Mike Braegger, Council Member
Rod Mund, Council Member
Kaleb Kunzler, Council Member
Bryce Wheelwright, City Planner

Staff Present: Chris Davis, City Manager
Colt Mund, City Attorney
Theron Fielding, Police Chief
Van Mund, Fire Chief
Susan K O Bray, City Recorder

Others in Attendance: Chad Braegger, Chad Call, Diana Baker, Ken Braegger, Doug Younger, Lindsey Wells, David Grant, and Jacob Whicker.

1. Call to Order

Mayor Mote called the meeting to order at 6:30 p.m.

Invocation

Mike Braegger offered the invocation

Pledge of Allegiance

The pledge of allegiance was led by Council Member Kaleb Kunzler

2. Open Comment Period

There were no comments.

3. New Business

a. Consideration of approval of a lot line adjustment for David & Tara Grant, property owners.

Chris Davis, City Manager stated Mr. Grant is not asking for a subdivision it is just a lot line adjustment. Mayor Mote stated that the last meeting minutes discuss the continuation of asphalt on one hundred west. Chris explained the ordinance states if you are going get a building permit it must be number one, on the building lot the definition of a buildable lot is it fronts the city street, to be approved. Where an individual wants to build where there is not an improved street, they must extend the road to the closest street, up to the furthest end of their property. If Mr. Grant plans to sell that building lot he would have to incur the cost to improve 100 w. Council Member Ward said he wanted to make sure the property where the lot line adjustment is taking

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place that it will still be in his ownership. He said if there comes a time when he wants to build and the road take up some of the property, is he still going to have enough property to build. Chris said they have had that conversation and he is aware of the situation with the frontage. Mr. Grant stated just to be clear, the house is being built there. It was three individual parcels there, but he added one and want to keep three. Mr. Grants intention is to never sell the additional lots, so then down the road if his situation changes, it he will not incur more costs. Colt Mund, City Attorney stated the agenda says lot line adjustment consideration, it should be a rezone request. That was recommended by the Planning Commission because a lot line adjustment cannot occur until this is resolved. It is being rezoned half acre residential and he wanted to make sure the council is clear on that. Council Member Ward asked if he needs to fill out his paperwork differently to do that. Colt Mund said he did not know why it is on the agenda as a lot line adjustment. Council Member Kunzler asked if the council needed an official public hearing about the rezone request. Colt stated that has already occurred. There was a special meeting in December, it was on the agenda as a rezone request, and was properly noticed, and was tabled because Mr. Grant was not present. He said we need to re- label the agenda item and the council needs to act on it tonight. Council Member Kunzler stated he wanted to make sure it had the proper noticing. Mayor Mote stated there was about twenty feet that is not on Mr. Grant's property that would have to be paved. So, what does the ordinance require? Is there something in the ordinance or is it something we must attach to this motion to ensure that the road is connected all the way to the existing pavement? Chris said for building permit to be issued a road must exist in front of the lot.

Mayor Mote asked was this the point of bringing him back, was to just clarify that he understood that is the case and that was the discussion to make sure he knows what his obligations are and what would need to happen for the actual footage.

Motion: Council Member Mund made a motion to approve the rezone. Council Member Braegger seconded the motion. Members voting aye: Council Member Kunzler, Council Member Mund, Council Member Braegger, Council Member Seamons, and Council Member Ward. Members voting nay: none. The motion passed unanimously.

3b Citizens Comment on Surplus Property

Jake Whicker stated he is the owner of 345 south 200 east, he stated that he recognizes the homeowners do not really have any legal right to require a road or right of way. He reported they are not contesting that. He said with the surplus of the property access to our property is just the way they were set up. Mr. Whicker stated the way the houses are built is going to be difficult for them in winter. He said they were asking the city to consider something that is better, that works for the city, and it will benefit the homeowners. He said he understands there is a possibility of the economic challenges. Mr. Whicker said the homeowners respectfully request the city designate a public easement on the east side of the properties to provide emergency vehicles access and other user's access. He said they are willing to work with the city as needed to try to find a solution. He suggested to designate the existing property access at 300 S and approximately 250 E as a recorded public easement. If this seems untenable, he gave alternatives that might include Subdividing the surplus property and selling the affected area to the property

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owners for use as a private easement/road. Selling the property to the buyer contingent on the buyer building a City street or private easement in that location was another suggestion he made. Council Member Kunzler stated he remembered one concern is whoever buys the property as an attempt to develop it and if we gave up that easement it would not only take away a little bit of value which is one thing, but it would shrink the lots available to a point where there would not be as many lots. He said it would be much less desirable for a developer. Councilman Ward asked Bryce to say whether there could be a city-wide street. Bryce commented he gave the council a printout on the dimensions they are about 355 feet from east to west and about nine hundred feet from north to south. Chris said if it is 350 feet from east to west you gave up a 20-foot easement or a 50-foot easement or you give up 60-foot easement then you have it down to a little over two hundred feet. Mayor Mote asked if the city has any documentation as to why the houses are faced east to west. Ken Braegger said somebody had their head in the sand because the city ordinance does not allow for you to build unless you have frontage, they do not have frontage, which is against city ordinance. He continued the only thing he could decide is that the house was built that way so that they had view off their back porch. There should have been road on the site to support having to place their houses like they currently did. He said Ms. Hansley put together for us because she was the one that helped the City with someone dividing their property. He said it only shows those west lots. They do not show anything on the east side it does not even show right away going through on the east side.

He continued over a period of time things have progressed and other reasons it's coming the fire department goals which is what we really consider the A side of that structure even though it's the back of the house everything would be fought off 200 E there he didn't think they were planning on going to go across any of those roads with an engine.

Council Member Ward commented the people who built those houses knew where their frontage was, and the city knew also, and they gave them the permit and all the property east of those lots was owned by the city. Council Member Braegger commented that he spoke briefly with Jake Whicker and went up and looked at it and the situation he believes the council needs to come to some type of workable solution because it is not the homeowners' fault that it is this way, it is someone else's and it is not the council's fault that it is that way either. He continued to say the council cannot grant them a big right away through there or anything like that and the City cannot just give them City property, but there needs to be some type of a solution that can be worked out here.

Motion: Council Member Mund made a motion to have the property stand the way it is until the council has an opportunity to study this surplus property. We need a work session to be informed enough to know what options we really have up there. He said those lots are based on half acre size lots. Council Member Mund would like to have a work session and review the surplus property and get into some greater detail. Council Member Ward asked if the homeowners knew where the property line was. Mr. Whicker stated he did but was told that road was a fire road by Leslie Myers she was on the Planning Commission. He said he did come down and research it, but it was made clear to him that it was a fire road. Chief Fielding explained it is his understanding when they were building those houses the contractors started using it as a shortcut

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to get to the house taking materials to the lots. There were barricades put up to try to stop them from using the road. He said that is what made the road what it is today.

Seconded by Council Member Kunzler. Members voting aye: Council Member Kunzler, Council Member Mund, Council Member Braegger, Council Member Seamons, and Council Member Ward. Members voting nay: none. The motion passed unanimously.

3c Direction on disposition of Surplus Property

Motion: Council Member Mund move the table this item until they have had a work session to discuss this. Chris Davis, City Manager explained the City Council needed to determine how to go about selling it and how long to advertise. The council has taken no action on that so that is why it is on the agenda. Council Member Ward said there is going to be options there to discuss in a work session. Council Member Seamons stated these homeowners are not the only ones affected by this decision there are others down the street from them that will be affected.

3d Bruce Parker Survey

Chris stated they asked to have this put on the agenda so the City Council can talk about the survey. Mayor Mote suggested they move forward with the discussion on the survey questions. He asked if anyone had a chance to review the survey questions and what their thoughts were. Council Member Kunzler explained he honestly is not a huge fan of the whole entire survey questions. He said he was unaware who produced the questions, whether it was Bruce Parker's group or who, but it feels like to him they are trying to guide the thinking of the citizens. They are trying to get a certain public opinion they are trying to get on paper that the public opinion is this. He continued; he does not know that these sets of questions the way they are asked really will reflect the true public opinion. I just do not have a good feeling, he said they are very leading to get a specific answer on paper. He felt like they would do it because that is what the citizens want, based off the survey, but he really does not like the questions and the way they are worded.

Mayor asked if it would be helpful to go through each question. The council agreed it to do that.

1. Residents have expressed concerns over the City's drinkable water capacity and water use. From the following list pick the three items you could support.
 - A. Limit residential water use.
 - B. Limit agricultural use.
 - C. Restructuring water fees to charge based on water used.
 - D. Promoting low water use landscaping and drought -resistant planting.
 - E. Increase the City's drinkable water supply and incur the associated costs to users.
 - F. Another approach (please specify)

Council Member Kunzler stated it's leading to say some of these answers in the survey will say everybody wants to limit agricultural water use or limit residencies but some of we can't limit that use I have the same concern as you know I want to because we don't push we don't have any troops these especially limiting agricultural water use we may not have any power a lot of water used is not from the city it is from Willard Water Company. Mayor Mote said he thought it

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would be appropriate instead of that question have a question about incurring costs of secondary water. Mayor Mote said to strike question B and replace it with incur costs for a secondary water system. Council Member Ward disagreed with adding that kind of question because he didn't think the citizens especially in Old Town Willard where it exists right now today there is secondary water to a lot of those that are available in areas it may be a big problem for people who don't take it because of the schedule or whatever it is and they have just relied on their culinary system to take care of what they need. He stated it is just a matter of convenience. Council Member Ward felt it needed to be sent out in a letter to all the citizens what the cost would. He continued to say it is going to be a huge amount of money. Council Member Mund stated we just ask if people are interested in pressurized secondary water. Council Member Ward felt the survey was clear on what everybody wanted to see, which is a rural environment. He continued when he got the packet and looked at it. He said looks to me like people that we have hired to do this they are going reserve certain portions of that because they have not received the answers they really want. Mayor Mote asked if Council Member Ward if he would be in favor of having a work session on it. Council Member Ward stated he would. Council Member Ward continued by saying I personally do not think this even needs to be out there. He continued because of the water issues that is managed by the City Council, Mayor, and the city workers. you can take care of that through your newsletters to the people and you can have open public council meetings about the issues that are coming up. The culinary water is a big problem for Willard right now all approved development in Willard we have culinary water for but if you are going to go beyond it, we must find more. Mayor Mote agreed. Council Member Braegger asked what has the city spent to this point just to get these people to put this survey together. He said is this something the council asked them to do. Obviously, they have done it and not to the council satisfaction. He asked was it to the council satisfaction when the survey results were first done. Council Member Ward stated the survey was published in the newsletter about two months ago. He said what we paid these guys to do now is go forward finish the master plan, present it to the council. Council Member Kunzler said he did not see the need for this second survey and associated costs. Chris Davis, City Manager said there were no additional cost on the second survey. He stated this is the survey they came up. It was done internally by their company. He stated the city staff did not talk to Bruce Parker about it.

Mayor Mote asked if this item should be tabled until they can talk to Mr. Parker and determine what clarifications he is looking for. It is going to delay this master planning process. Council Member Ward stated his opinion that they do not even need to have to go forward with this. He said they need to finish the master plan. Chris reported Mr. Parker will be at the council meeting in two weeks for the Council to ask that question.

Motion: Council Member Mund made a motion to table this agenda item. Council Member Kunzler seconded the motion. Members voting aye: Council Member Kunzler, Council Member Mund, Council Member Braegger, Council Member Seamons, and Council Member Ward. Members voting nay: none. The motion passed unanimously.

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3e Topics for Work Sessions

Mayor Mote stated the Master Plan Zone should be discussed in a work session. He said he is willing to do several work sessions to try to check some of these things off. He felt the first work session should determine the Council's concerns with City and their goals and priorities, and then and then give us the direction and in that work session obviously the council could talk about some of these other items depending on how many work sessions the council want. Council Member Mund asked the mayor when he would like to schedule a work session. Mayor Mote stated there is a lot of items on the Council's plate and it is going to take either an extended work session or several of them. Chris suggested topics such as agreements from Granite, an update on ordinances that need to be updated, sewer agreement with UTA. Mayor Mote stated he has questions on the sewer agreement. He said he got an addendum to the agreement today, but it did not change anything about the agreement except for the role of the board. He said he still has a question of what is considered a customer. The original agreement discusses residents, customers and then there is a section that discusses third parties. He stated when the council is discussing potential annexation and other things if the City does not annex third party, or can the city consider that a customer since it is coming through our lines? The mayor asked what is the City's legal ability to make agreements with these other parties? Colt Mund, City Attorney stated that would be a discussion between him and the Mayor. Work Session Wednesday January 19th 6:00 p.m. City Council priority's, survey, and the property disbursement.

4a Approval of the December 9, 2021, minutes.

Motion: Council Member Ward moved to approve the December 9, 2021, meeting minutes. Council Member Mund seconded the motion. Members voting aye: Council Member Kunzler, Council Member Mund, Council Member Braegger, Council Member Seamons, and Council Member Ward. Members voting nay: none. The motion passed unanimously.

5. Financials

- a. Warrants
- b. Vouchers
- c. Reports

The warrants and vouchers have been signed and each council member signed the payment approval.

6. Department Reports

a. Public Works

Two hundred West is getting close to getting done. There are two speed limit signs that have radar placed on 200 w. Three hundred East (Spring Street) is complete. There is an agreement with Mr. Gilmore to pave part of the road. The money was given to the city by Dominion Energy. Council Member Braegger stated on second south by the drain, there is an old pine tree that has been dumped there and some other debris that needs to be cleaned up. Wes Thompson is working on purchasing additional upgraded water meters.

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b. Police Department-Purchases

Chief Fielding stated for the year 2021 UHP had 1099 cases with four Officers on duty and Willard had 1283 cases with one officer on. He said he got a quote from Stacy Younger for emergency equipment on the 2021 Toyota Tundra. Stacy is going to strip out the old equipment in the 2010 Tundra and install it in the 2021 Tundra. The equipment current cost is \$6,175.31 with the strip out cost of \$960.00 and installation cost of \$8,160.00. For a total of \$15,295.31.

Motion: Council Member Seamons moved to approve the bid amount of \$15,295.31. Council Member Kunzler seconded the motion. Members voting aye: Council Member Kunzler, Council Member Mund, Council Member Braegger, Council Member Seamons, and Council Member Ward. Members voting nay: none. The motion passed unanimously.

Chief Fielding said he is looking at getting a contract with Peachy Clean for carwashes for the police vehicles. He talked with the owner Mr. Richards, and he said it would cost \$935.52 a year for car washes for all the police vehicles. Peachy Clean would be \$77.96 a month. He said it would be the very top of the line car wash and the officers could go to the car wash after being on a salty road or having to go out on muddy roads. He stated they can get their vehicles clean instead of bringing them to the fire station or the city shops if it is open. Sgt. Holmes is working on this unlimited car wash package. It would be all police vehicles for \$935.52 for the year. Mayor asked when there is a financial meeting he would like to attend if it is after 4:00 p.m. Council Member Mund asked to have a budget financial sheet in their packet each month, it would be helpful for them to know what they have available. The mayor said if the Chief has the money in his budget he can spend it, if he is over his budget then he needs to come to the council. Mayor Mote told the council that he met with the staff and there were not a lot of concerns. The police department would eventually like to have three extra officers to cover a 24-hour shift. There is a gap between 2 am and 8 am where there is no coverage. Mayor Mote said the police expressed concern about the gap and coverage. The Chief said it would take three more officers, the magic number is seven. He said with us doing a 10 hour shift we will make it work, but anytime someone is sick or on vacation we are going to be short somewhere. Three would be the number to get seven full-time guys. Chief Fielding stated the on-call pay is \$50 a pay period and felt it should be \$150 a pay period. He said the DUI's and family fights have gone up. Council Member Ward asked to get case numbers monthly. Chief Fielding asked about the semi's and if they were still interested in Officer Mabrey still searching for one. Council Member Seamons stated he was still interested in looking because he did not know how the trailers were going to be moved when they need to be moved, they have not been moved for a long time. Mayor Mote asked if the semi would be used for other things. He was concerned if it were not used for other things and just sat it would not run. Council Member Braegger said it would be better to find someone in the city that has a semi that could contract out. Council Member Mund stated he has a semi, and he is willing to let them use it. Council Member Mund told the Chief to pursue the semi and see what happens. They will only pay the 5% of the original price. Van Mund suggested to use a dolly and hook it up to the back of a dump truck. The Mayor suggested for Officer Mabrey to look for a dolly.

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c. Fire Department-Purchases

Van Mund, Fire Chief stated he would like to give all the firefighters a gift card since they bypassed their yearly dinner. He is asking for approval of \$1,500 for the cost of the gift cards. He is also asking for \$3,800.00 for transmit modem for life pack, \$500.00 for medication and medical supplies, and \$1,000.00 for new VHF radio.

Motion: Council Member Mund moved to approve the \$6,800 for the fire department purchases. Council Member Kunzler seconded the motion. Members voting aye: Council Member Kunzler, Council Member Mund, Council Member Braegger, Council Member Seamons, and Council Member Ward. Members voting nay: none. The motion passed unanimously.

Van stated they are putting in for a AFG grant for air packs. He said it is a 5% match grant.

7. Council Members Reports

a. Mike Braegger

Council Member Braegger asked if they were going to receive assignments as far as a council member over each department. These kinds of assignments are not made any more since a City Manager has been hired. Dell Fredde was the Council Member over the Mosquito Abatement, and when he was no longer a council member he still wanted to stay on the board. Council Member Mund is on the sewer board, Josh Braegger is there by vote of the two-city agreement. Council Member Mund will report to the council the status of the sewer meetings. Josh Braegger was recommended as a board member for the flood control. Council Member Ward stated he would like to sit on the Mosquito Abatement board.

Motion: Council Member Braegger moved to approve Council Member Ward as a board member for the Mosquito Abatement. Council Member Kunzler seconded the motion. Members voting aye: Council Member Kunzler, Council Member Mund, Council Member Braegger, Council Member Seamons, and Council Member Ward. Members voting nay: none. The motion passed unanimously.

b. Rod Mund

Nothing to report.

c. Fred Ward

Nothing to report.

d. John Seamons

Council Member Seamons stated he had the opportunity to attend a meeting, Friends of the Great Salt Lake. He reported that Lake Powell is empty, Lake Mead is empty, and the state of California spent four billion dollars on Owens Lake and only fixed 17% of the lake. He said water is going to be really, serious. He said if you have water rights, they will come for them. He has a few discussions with David Brown regarding Fiber Optics. Council Member Seamons said we could do our own and save money. He asked if there is any interest at all in talking about

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annexation of the Willard property? All members said they were except for Council Member Ward. Council Member Kunzler stated he saw value in the discussion provided it remains productive. He said whether we annex or not it needs to be discussed. He indicated he was not sold either way depending on the three developers that have expressed interest. He felt there could be some significant good to the city with an annexation. He said it would increase the City's residential tax base and eventually bring in businesses and add additional commercial properties. He stated the city provides services with south Willard already. Chief Fielding stated the county provides police services to South Willard and Willard helps if needed. He said annexation would help with tax base and it gives us control over the build out. Council Member Mund, Braegger, and the Mayor met with Lew Swain regarding their plans. Council Member Braegger said they have been very upfront with what they want to do. Chris stated they have never changed the design of what they want to do in Willard City. They also approached the County with a Master Plan Community and the County turned them down. He said Mr. Swain is going ahead with a potential ½ acre subdivision that would be in the County. He said he has not had any discussion with Blue Ox lately, also Valley Estates. Chris said the Staff, Lew Swain, Bailey, and Blue Ox met, Blue Ox and Willard Land has been looking at drilling a well and building a tank. Willard Land has extensive water rights which are on the west side of Hwy 89 and drilling a well on their property does not make sense. He continued by saying they hired a hydraulic engineer which was Citizen Rod Mund at the time. They asked if there would be a conflict of interest now that Mr. Mund is on the Council. Council Member Mund told Mr. Swain he would not be involved and would be able to give him some suggestions. Council Member Mund will not be involved in any drilling operations, so there will not be any conflict of interest. Mayor Mote stated we need to know what a third party with the sewer agreement is and can we enter into an agreement without Perry. Perry would have to collaborate with Willard. Council Member Mund said unless the Swain property were annexed. Mayor Mote continued the City does not have anything less than ½ acres. Mr. Swain was amenable to ½ acres but thought the city would benefit from the smaller lots. He said there are going to be some wetlands that have field drains in them, there was a discussion who would maintain them. That would be a maintenance issue the city would take on under this current design. Mr. Swain has done work with the Corp of Engineers. He said the water will go down the drains and out to Willard Bay. He stated that sometimes the drains plug and that is when it will flood houses. Council Member Braegger stated it would fall under the Flood Control to maintain, not the city. Council Member Mund stated what he found intriguing is Mr. Swain is bringing in the tank, all the lines to connect. He said Willard could get a tank and another water source without fronting any money. Council Member Seamons stated are we going to move forward with this or are we going to sit on our hands. Council Member Braegger stated he has seen in his lifetime opportunities that present themselves and sometimes those opportunities have time constraints on them and you either take them or pass them by. He said he has passed by a few and has regretted it. He said we need to look at this because it is a good opportunity and do it in an expedient fashion, instead of passing it by. He said the opportunity may not be here long. Council Member Braegger stated when the sewer plant was proposed it was not very well received and now there is no complaining.

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Council Member Mund motioned to have the MPC on the agenda for discussion/ action item. Mayor Mote suggested a work session on the MPC with the planning Commission. Council Member Seamons seconded the motion. Mayor Mote suggested another work session. Council Member Mund indicated if the MPC Zone had problems after passing to put a 90-day moratorium until the ordinance is complete. Mayor Mote would like to invite the planning commission to the work session. He wants a discussion on the ordinance because he says it has big holes in it. Mayor Mote set the work session on Wednesday January 26th at 6:00pm. Council Member Mund wants the MPC Zone on the February 10, 2022, agenda as a discussion and action item.

Motion: Council Member Mund made a motion to have the MPC Zone on the February 10th agenda for discussion and action. Council Member Seamons seconded the motion. All in favor.

e. Kaleb Kunzler
Nothing to report.

8. Mayor's General Correspondence and Information

Mayor Mote stated there were three bids out for the playground equipment at the Children's Park. There were trees pulled out and new trees planted. The bid was for \$21,699.36 Carma Gregerson wants to have a library in town. Mayor Mote told her it cost a lot of money to have a library and suggested she do a reading group with the kids and moms around town. Mayor Mote told her she could use the multi-purpose room. Mayor Mote stated when he ran for this position, he made a promise he would have a lot of communication with the residents. The city has a Facebook page and the permissions to that page have been turned over to the Mayor's wife to manage. Colt Mund stated there are first amendment right if you start removing comments it could be an issue. He said there are GRAMA rules you must follow. The mayor stated he would like to have an annual open house for residents to come ask questions about budget or other city matters.

9. City Manager's Report
Nothing to report.

10. Closed Session
There was not a closed session.

11. Adjourn
Council Member Ward moved to adjourn. Council Member Mund seconded the motion. All in favor.

EXHIBIT D

Legal Descriptions:

02-052-0112

PART OF LOT 4, SEC 26, T 8N, R 2W, SLB&M. BEGINNING AT THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 89 AND THE SOUTH LINE OF SAID LOT 4 LOCATED 2401.83 FEET SOUTH 89°03'30" EAST ALONG THE NORTH LINE OF SAID SECTION AND 2873.23 FEET SOUTH 01°11'53" WEST AND 100.00 FEET NORTH 11°08'45" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 26; RUNNING THENCE N 89°04'49" W 217.23 FEET; THENCE S 00°55'11" W 97.80 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE N 89°04'49" W (N 89°01'00" W BY RECORD) 447.66 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF A LANE; THENCE NORTH 01°59'17" EAST (NORTH 00°49'09" EAST BY RECORD) 199.92 FEET ALONG SAID EAST LINE; THENCE S 89°02'42" E (N 89°45'25" E BY RECORD) 639.43 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE S 11°08'35" E (S 12°18'52" EAST BY RECORD) 103.99 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

02-051-0172

PART OF SW/4 & NW/4 OF SEC 26 T8N R2W SLM. BEG AT A PT ON W R/W LINE OF ST HWY 89-91 LOC N 89°44'37"E 2336.05 FT ALG N/L OF SD SEC & S00°00'00"W 2572.07 FT FROM NW COR OF SD SEC, S12°18'52"E 103.97 FT, S89°45'25"W 639.43 FT TO THE E/L OF AN EXIST LANE, N00°49'09"E 102.08 FT ALG SD E/L, N89°47'41"E 615.80 FT TO POB. 1.47 AC M/L

4 g

Willard City Corp EN 511 Tier 2 Public Safety and Firefighter Retirement System pickup elections.

From Alayna Putscher <Alayna.Putscher@urs.org>

Date Wed 6/3/2026 3:49 PM

To Diana Mund <dmund@willardcityut.gov>

 1 attachment (167 KB)

MEMS-50 Employer Election to Pickup Retirement Contributions_09302025 (002).pdf;

Business Administrator,

Member contribution rates in the Tier 2 Public Safety and Firefighter Retirement System will be increasing effective July 1, 2026.

If you would like to increase the percentage of the member contributions your organization picks up on behalf of your members, please make certain to have a formal election made by your governing body and have that election documentation and a form returned to URS prior to July 1, 2026.

Please respond to this e-mail with your form and formal election (e.g., resolution, meeting minutes).

We do not have any documentation from you yet to increase the pickup election. Unless you take this action, your pickup election will not change. If you have questions, please call us at 801-366-7318 or 800-753-7318.

Thank you,

Alayna Putscher

Employer Information Coordinator

Employer Services

[Utah Retirement Systems](#)

Phone: (801) 366-7569

Trust, Commitment, Value, Innovation, Excellence

*This message may contain confidential information and is intended only for the recipient named. If you are not the named recipient, do not disseminate, distribute, or copy this email. Please notify the sender immediately by email if you have received this email by mistake and delete it from your system.

Employer "pickup" elections for the **Utah Retirement Systems (URS) Tier 2 Public Safety and Firefighters Retirement System** allow government agencies to pay the employee's mandatory retirement contribution (typically ranging from ~4.73% to over 12%) on the employee's behalf. The specific "**511**" reference indicates an **Employer Resolution/Action Item** rather than an Internal Revenue Code, as these elections are governed by Section 414(h)(2) of the IRC. [Utah.gov](#) +2

Here are the key aspects of these pickup elections and how they work:

1. The Core Decision (Hybrid vs. DC)

For URS Tier 2 Public Safety and Firefighter employees, the agency can elect to pick up the employee contributions for members in either the **Hybrid Retirement System** (a mix of a defined benefit pension and 401(k)) or the **Defined Contribution (DC) Plan**. [Ballotpedia](#)

2. Tax and Financial Benefits

- **Tax-Deferred Status:** When an employer formally "picks up" these contributions via resolution, they are treated as employer contributions for tax purposes. This means they are **pre-tax**, lowering the employee's current taxable income. [Utah.gov](#) +1
- **Take-Home Pay:** By absorbing the employee's portion, the agency essentially increases the employee's net take-home pay, helping local agencies recruit and retain qualified first responders. [Utah.gov](#)

3. The Legislative & Local Rules

- **Irrevocability:** Under IRS Revenue Ruling 2006-43 and Section 414, once an agency passes a resolution to pick up the employee contributions, the election is legally **irrevocable** while the employee remains in that position. The agency generally cannot choose to stop picking up the contributions or pass this cost back to the employee later. [Utah Legislature \(.gov\)](#) +1

4. How Agencies Process It

Employers file a formal **Employer Election to Pick-Up Member Contributions** form along with their official governing body resolution directly to URS. Agencies will often adjust their fiscal year budgets to account for this added ongoing payroll cost. [Utah.gov](#) +2

For official URS member guides, employer resolution templates, or details on current contribution rates in your jurisdiction, you can visit the [Utah Retirement Systems Official Website](#). [↗](#)

7 a

WILLARD City Council

Meeting Minutes

May 28, 2026, 6:30 PM

1. Call to Order

The Willard City Council meeting of May 28, 2026, was called to order at 6:30 PM at Willard City Offices, 80 West 50 South, Willard, Utah.

Present: Mayor Travis Mote (attending remotely), Council Member Jacob Bodily, Council Member Rod Mund, Council Member Rex Christensen, Council Member Jordan Hulsey, Council Member Mike Braegger

a. Invocation

The invocation was offered by Council Member Rex Christensen.

b. Pledge of Allegiance

The Pledge of Allegiance was led by Council Member Rod Mund.

c. Conflict of interest declaration

No conflicts of interest were declared.

2. Presentation of Citizenship Awards

No citizenship awards were presented. It was noted that the awards program is concluded for the current school year and is expected to resume in October.

3. Public Presentation

No members of the public came forward with comments.

4. Planning Commission Report

Planning Commission member Diana Baker reported that the most recent Planning Commission meeting had been canceled. The Council acknowledged the recent passing of two longtime Willard community members, Norma Dee Torgeson and Ted Baird, with expressions of condolence.

5. New Business

a. Action item: Consideration of Ordinance No. 2026-10 amending Chapter 18 Section 18.12 of the City Code regarding Parking Regulations and Prohibiting Parking on 300 North.

The Council reviewed the draft language of Ordinance No. 2026-10, which would prohibit parking along the full length of 300 North (approximately 0.58 miles, as measured by City Engineer Zach). Council Member Braegger raised a concern that the ordinance as written would encompass the area adjacent to the old cemetery at the bottom of the road, which is used for cemetery visitors and has historically served as an informal overflow parking area. A discussion ensued regarding the possibility of carving out a designated parking area at the

cemetery by excluding that section from the no-parking restriction and potentially adding a cemetery-specific parking sign.

City Attorney Amy Hugie noted that the ordinance had been deliberately drafted to be enforceable whether physical signs are posted, as a safeguard against sign theft—a concern echoed by several Council Members given prior issues with signs along that road. The Council agreed that signage should be placed on both sides of the road along the full restricted length. City Attorney Hugie recommended that the City Engineer re-measure the road to establish a precise legal description that would exclude the cemetery parking area, with the no-parking restriction beginning at that point and continuing to the trailhead.

It was clarified that this item required a public hearing prior to adoption. City Recorder Diana Mund confirmed that a public hearing had already been posted and scheduled for the June 11, 2026, Council meeting. The Council directed staff to refine the ordinance language to address the cemetery parking exception before the public hearing.

Motion to advance Ordinance No. 2026-10 to a public hearing was made by Council Member Jacob Bodily and seconded by Council Member Rex Christensen. The motion carried unanimously.

6. Next Meeting Agenda – June 11, 2026

The Council reviewed items anticipated for the June 11, 2026, meeting. City Recorder Diana Mund confirmed that two public hearings are already scheduled for that evening: the public hearing on Ordinance No. 2026-10 (parking regulations) and a public hearing regarding salaries. It was noted that the budget is scheduled for final adoption the following week rather than on June 11. Council Member Christensen raised the need to place the selection of the Fourth of July Citizen of the Year and Grand Marshal on the agenda for that meeting. City Recorder Mund confirmed one Grand Marshal nomination had been received (Randy and Cheryl Braegger), and Council Member Rick Zundel had been nominated for Citizen of the Year. Because Council Member Hulsey indicated she would not be present at the June 11 meeting, it was agreed that she would submit her input to City Recorder Mund in advance. Mayor Mote was noted to be absent for the June 11 meeting, with his return anticipated on June 18.

7. Upcoming Events

Fourth of July. Council Member Hulsey reported that the Ross family has organized most Fourth of July activities, with responsibilities divided among several community volunteers. It was confirmed that the firehouse southeast corner would be available for vendor booths, with electrical service (approximately 30-amp capacity) available at that location. Council Member Mund indicated that the bingo activity would be coordinated by Alexis. The Council discussed the need to organize a brief patriotic program and directed all Council Members to bring a program idea of approximately three to five minutes to the June 11 meeting for a decision.

8. Minutes

a. Approval of May 14, 2026, minutes

Motion to approve the minutes of May 14, 2026, City Council meeting was made by Council Member Jacob Bodily and seconded by Council Member Rex Christensen. The motion carried unanimously.

9. Staff Reports

a. Public Works

Maintenance Supervisor Payden Vine reported the following:

Trail signage: Signs for the trail have been ordered and are expected within a couple of weeks, at which point they will be installed.

Sewer stub – Joel Murray property: Staff investigated a sewer stub near the north road to the gravel pit and confirmed that a stub exists at that location but does not extend further south. The line is an 8-inch stub. No further action was directed at this time.

DWR Dedicated Hunter Project – Nature Park Fishpond: Staff is coordinating with the Division of Wildlife Resources (DWR) on a dedicated hunter volunteer project scheduled for June 27. Volunteers who are registered dedicated hunters may sign up to assist with cleaning and clearing phragmites and other vegetation from the fishpond at the Nature Park. The DWR representative confirmed that court-ordered community service hours are not eligible for this specific project. Council Member Christensen inquired whether a similar clean-up volunteer opportunity could be organized on a separate date for community service participants, and Supervisor Vine confirmed that a separate project could be created for that purpose.

600 South construction: Supervisor Vine reported that crews were raising manholes that day, effectively completing the project. Curb and gutter tie-in with the highway project remains pending.

Tree trimming – school area (200 West): Supervisor Vine confirmed that the school district had arranged for trimming of trees on the east side of the school property last year. Council Member Mund expressed concern about dead branches along 200 West posing a hazard to pedestrians, particularly school children, and requested that bids for tree trimming continue to be gathered. It was noted that future development related to the trail project in that area may also necessitate tree work.

No-parking signs: Supervisor Vine confirmed that no-parking signs purchased two years ago in anticipation of the 300 North ordinance are currently stored at the shop and are ready for installation once the ordinance is passed.

New hire: Supervisor Vine confirmed that a part-time staff member has been hired.

Flag order: Staff will be placing a flag order in the coming weeks. The Council discussed replacing the worn flag at the old cemetery and ensuring flags of consistent size are ordered for all City flagpoles.

b. Police Department

Police Chief Theron Fielding presented the April monthly status report. He noted that the department currently has one officer in training and one on light duty. Chief Fielding reported an increase in traffic incidents in the construction zone on the main highway, with speeding a continuing concern, particularly near the area where a lane ends. He noted that enforcement in the construction zone is logistically difficult due to limited opportunities to intercept violators. On animal control matters, the Chief noted two cows were found running at large and would appear in the following month's report; dog-related calls remain relatively low.

c. Fire Department

Fire Chief Van Mund reported on routine activity. In response to a Council inquiry, Chief Mund confirmed that the fireworks ordinance will remain unchanged from prior years: fireworks are prohibited on the east side of Willard and permitted on the west side of Willard Bay. The fire restriction is expected to run from approximately June 15 through September or October, with the ability to implement it sooner if weather conditions warrant.

d. City Manager

City Manager was not in attendance. City Planner Madison Brown indicated she was not aware of any items requiring Council attention on his behalf.

e. City Planner

City Planner Madison Brown had no report items beyond those already addressed in the meeting.

f. City Attorney

City Attorney Amy Hugie provided an update on the ongoing Granite Construction purchase and sale agreement (PSA), specifically regarding an insurance issue that has arisen. Upon a request from City Manager Jeremy for policy endorsements, including a primary noncontributory insurance endorsement naming Granite Construction as an additional insured—the City's insurance trust (UMIA) responded with concerns. The trust indicated that primary noncontributory language could shift liability to the City's insurance program even in cases where another party (such as the contractor) is responsible for the loss and recommended pushing back on such provisions where possible.

City Attorney Hugie relayed that Granite's attorney, Heather Lindhart, contended that the overall PSA contains indemnity provisions that reasonably allocate responsibility and that the primary noncontributory requirement is relevant only to the due diligence phase—during which Granite is not receiving any consideration while the City has a free look at the property. City Attorney Hugie is seeking clarification from the trust as to whether their concerns are limited to the due diligence period or extend to the broader agreement and has requested that Granite's attorney identify the specific PSA sections she believes provide adequate protection.

Council Member Mund and others expressed concern that the City's insurance could be required to respond first in the event of a loss attributable to Granite's operations, even if Granite bears ultimate responsibility. City Attorney Hugie acknowledged this concern and emphasized the need to resolve the question before the City signs any agreements, noting the potential financial exposure for a city of Willard's size. She confirmed that City Manager Jeremy had contacted the trust to schedule a meeting with their representative for the following week. The matter remains under review pending that discussion.

Planning Commission member Diana Baker also raised concern from the public about dust generated by the Granite pit operations, particularly during high-wind events. Council Member Mund explained that dust mitigation provisions are included in the draft agreement and that quarterly meetings with the pit operator had been contemplated once the agreements were executed. In the interim, the city is operating in good faith with Granite. It was noted that much of the dust originates from loose material on the exposed mountain slope, which is not solely within Granite's control under the current arrangement.

g. City Recorder

City Recorder Diana Mund had no additional items to report beyond those already addressed.

10. Council Member Reports

a. Jacob Bodily

Council Member Bodily expressed appreciation to the Police Department and Fire Department for communications shared with the Council the prior day.

b. Rod Mund

Council Member Mund raised the Granite Construction insurance issue, which was addressed under the City Attorney's report. He additionally reported that Box Elder Weed Control had contacted the city offering to provide ten backpack sprayers and spray materials for one day, with the city providing volunteer operators to treat noxious weeds such as dyer's woad within city boundaries. The Council discussed whether sufficient volunteers could be identified to take advantage of the program. Council Member Braegger indicated he would report back to the Weed Control Board with the City's interest in participating.

Council Member Mund also raised a request from the organization that holds the annual quilt show in the City's cultural hall. The group requested permission to install eye bolt rings approximately every 15 feet along the north and south walls of the hall at a height of approximately 8 feet, through which wire could be strung to hang quilts. The rings would remain in place permanently but would serve multiple uses for other events in the multipurpose room. The Council expressed no objection, and Maintenance Supervisor Vine was directed to proceed with the installation.

Additionally, Council Member Mund noted that the flag at the old cemetery is worn and should be retired and replaced, which Supervisor Vine confirmed would be addressed in the upcoming flag order.

c. Mike Braegger

Council Member Braegger's primary report items were addressed under agenda items 5 and 9 above. He noted the concern regarding the cemetery parking area in the context of Ordinance No. 2026-10 and raised a suggestion—discussed further with staff—about the possibility of eventually creating a small, paved angle-parking area adjacent to the cemetery as a long-term solution.

d. Rex Christensen

Council Member Christensen inquired about the status of the new part-time hire for Public Works, which was confirmed by Supervisor Vine. He also raised the question of whether the dedicated hunter volunteer program

could be utilized on a separate occasion to assist with general cleanup at the Nature Park, and Supervisor Vine confirmed this was feasible.

e. Jordan Hulsey

Council Member Hulsey reported that she had received information from Mark Murphy regarding Fourth of July preparations. Responsibilities have been distributed among several community members; the Ross family has most activities organized, Mark Murphy assists with the bandstand, and Bingo is being coordinated by Alexis. Council Member Hulsey also noted the youth council would need to begin work on signage for the Fourth of July once the Citizen of the Year and Grand Marshal are determined.

11. Mayor's General Correspondence and Information

Mayor Travis Mote, attending remotely, had no general correspondence items. He noted that a flag is also needed for the peak and that Josh Braegger has traditionally handled placing it, typically in the week before the Fourth of July.

12. Adjourn

Motion to adjourn was made by Council Member Jacob Bodily and seconded by Council Member Rod Mund. The motion carried unanimously.

The meeting was adjourned.

Minutes prepared by Diana Mund, City Recorder Willard City Corporation