



Minutes
Mount Pleasant City Council
May 26, 2026
6:30 p.m.
Regular Meeting

The Mount Pleasant City Council held a Regular City Council meeting on May 26, 2026, at 6:30 p.m. in the City Council Chambers located at 115 West Main Street, Mount Pleasant, Utah.

Call to Order-Mayor

1. Opening Ceremony- *By Invitation*

Pledge of Allegiance- *Trinity Blackburn*

Opening Prayer- *Rondy Black*

2. Roll Call – *City Recorder*

Present: *D. Lynn Beesley, Jakob Howcroft, Michael Olsen (not voting), Russell G. Keisel, Rondy G. Black, Cade A. Beck.*

Excused:

Employees Present: Jeff Parish, Dave Oxman, Trinity Blackburn, Colter Allen, Natalie Crosby, Chief Steve Gray

Others Present: Keith Kasperson, Sam Draper, Alex Draper, RL Taylor, Justin Atkinson, Ron Richmond

3. Recognition of Quin Larsen for 31 Years of Service and Retirement from the Mt. Pleasant Fire Department- *Chief Sam Draper*

Sam Draper presented a plaque to Quin Larsen in recognition of his years of service and dedication to the Fire Department. Chief Draper thanked Mr. Larsen for his service and announced that a retirement party will be held Friday from 5:00 p.m. to 7:00 p.m. at the Senior Citizen Center.

4. Consent Agenda – *Mayor*

Claims Register:

Dated 05/09/2026 to 05/22/2026 in the amount of \$212,930.11

Approval of Minutes:

May 12, 2026, Regular City Council Minutes

Motion: Action: To Approve the consent agenda **moved by** Councilman Howcroft **Seconded by** Councilman Beesley

Yes: Councilman Howcroft, Councilman Keisel, Councilman Black, Councilman Beck, Councilman Beesley.



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5. **Closed Session** - Discussion regarding pending or reasonably imminent litigation pursuant to Utah Code § 52-4-205.

Motion: Action: To go into closed session **moved by Councilman Beck Seconded by Councilman Howcroft**

Yes: Councilman Howcroft, Councilman Keisel, Councilman Black, Councilman Beck, Councilman Beesley.

Motion: Action: To return to the regular meeting **moved by Councilman Howcroft Seconded by Councilman Beesley**

Motion Carried.

Mayor Michael T. Olsen stated that during the closed session the Council discussed potential litigation matters that may involve the city.

6. Public Comment

Members of the public may address the City Council on matters not listed on the agenda. Those interested should sign up on the form just inside the council room door prior to the start of the meeting. Participation is limited to three minutes. Each participant will be allowed to address the Council and may submit documents outlining their issue. The Council cannot take legal action on public comment at this time. At the conclusion of each comment, the Council will have time to respond to criticism made by those who have addressed them, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All City Council meetings are recorded.

Keith Kasperson addressed the Council regarding potential locations for higher-density housing within the city. He presented a concept for an affordable housing project intended to provide a housing price point that is currently unavailable in Mt. Pleasant City. The proposed development would consist of two-bedroom, one-bath condominium units located in the area near the City Park that was recently rezoned out of sensitive lands.

Mr. Kasperson stated that he was not seeking Council action at this time but wanted the Council to review the proposal and be aware of the project concept. He explained that the current MHDR zoning allows for 12 units; however, because the proposed building would be vertical in design, the project would exceed the 12-unit limit within the allowable footprint. He distributed conceptual plans to each Councilmember for review.

Mr. Kasperson also stated that the project would include widening Llama Lane and relocating the bike path onto the property.



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Bruce Dickerson stated that one of the primary considerations would be how the project would be financed. He also asked whether a development agreement could be submitted as part of the approval process. Mr. Kasperson responded that he was primarily seeking feedback from the Council regarding the overall concept of the project.

Dave Oxman stated that the process would continue and that the proposal would be presented to the Planning and Zoning Commission for further review.

7. Business/Action Items:

a. Purchases & Requisitions

i. Requisition #050126 To Christiansen Glass for new metal doors at Hydro Unit 2 in the amount of \$4,975.00- Shane Ward

Motion: Action To approve up to \$4,975 for the project, with the request that Shane Ward obtain additional quotes to determine whether the work could be completed at a lower cost **moved by Councilman Beck Seconded by Councilman Keisel**

Yes: Councilman Howcroft, Councilman Keisel, Councilman Black, Councilman Beck, Councilman Beesley.

ii. Ratification of Emergency Requisitions (if any)

8. Discussion/Possible Action Items:

a. Continued Discussion on Fred Atkinson Property in the Industrial Park- Dave Oxman

Monte Bona and Justin Atkinson presented on behalf of Dave Oxman regarding infrastructure improvements for the property. It was stated that approximately \$53,000 may be available to assist with infrastructure costs.

Discussion was held regarding the property currently lacking power and water service. The possibility of utilizing a special projects employee to install the utilities was discussed.

Mayor Michael T. Olsen stated that Fred was aware of the infrastructure costs that would need to be paid prior to purchasing the property. The Council discussed whether the City should participate in funding the infrastructure improvements.

Motion: Action: To Approve up to \$53,340.00 to be used towards installation of waterline on the property **moved by Councilman Beck Seconded by Councilman Keisel**



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Yes: Councilman Howcroft, Councilman Keisel, Councilman Black, Councilman Beck, Councilman Beesley.

b. Xeriscape/Dryscape Improvements Behind the Main Street Buildings — Ron Richmond

Ron Richmond addressed the Council regarding the proposed landscaping and alleyway improvements behind the Main Street buildings. Mr. Richmond expressed concerns about creating a large xeriscape area and discussed the importance of maintaining an attractive and functional downtown space. He stated that while irrigation issues causing damage to the buildings should be addressed, he would like to see gravel placed around the buildings while still preserving grass and trees where possible through redesigned sprinkler systems.

Mr. Richmond also discussed the possibility of improving and landscaping the alleyway area by adding tables, chairs, and benches to create a more inviting public gathering space.

Colter Allen stated that the current plan was to remove the grass and xeriscape the areas where irrigation had been damaging the buildings.

Mayor Michael T. Olsen asked whether grants may be available to assist with the project and requested that estimated project costs be prepared for Council review.

Motion: Action: To approve if funding can be found **moved by Councilman Howcroft**
Seconded by Councilman Beesley

Yes: Councilman Howcroft, Councilman Keisel, Councilman Black, Councilman Beck, Councilman Beesley.

c. Sewer issues at Southwood Apartments- Phillip Wood

Phillip was not in attendance.

d. Rescheduling the June 23, 2026, City Council Meeting Due to the Primary Election Day – Recorder Natalie Crosby

Discussion was held regarding rescheduling the June 23, 2026, City Council Meeting due to the Primary Election occurring that same day. The Council agreed to move the meeting to Thursday, June 25, 2026, at 6:30 p.m.



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9. Reports:

a. Staff Reports

Colter Allen:

- Spoke with Ben Coray from Sunrise Engineering regarding approximately \$200,000 remaining within the water project budget. Discussion was held regarding the possibility of using the remaining funds toward the pipeline project coming down the canyon.
- Mayor Olsen stated that mobilization and engineering costs would consume a significant portion of the funding and that the \$200,000 would not go very far toward the overall project.
- Mr. Allen asked the Council to consider possible ways the remaining funds could be utilized to help complete the project.
- Ben Coray suggested using the remaining \$200,000 toward purchasing pipe for the project. Discussion was held regarding the need for a location to store the pipe materials if purchased in advance.
- Mr. Allen reported that the sewer project remains on schedule.
- Discussion was held regarding an issue where the engineers missed a grade on one of the pipes, resulting in one of the tanks needing to be set at a higher elevation.
- Mr. Allen reported that the liner project is in good condition.
- The next sewer project the city will need to address is aeration for the primary pond.
- The cemetery looked excellent for Memorial Day, and he thanked the mowing crew for their work and efforts.
- The Veterans Memorial project should be ready for sod installation by June 18, 2026.

Jeff Parish:

- Two quotes were obtained for the library project. One quote was approximately \$32,000 and another was approximately \$10,000 for woodwork around the roof and windows. Discussion was held regarding the significant difference between the two bids. Discussion was also held regarding the possibility of applying for a grant to help fund the project.
- A bid was received for stucco work at the Recreation Center, for the front the entry way the north side and south side of the building it would cost \$39,000. Completing stucco work for the remainder of the building would cost \$63,000. To paint the building and save the memorial it would be an additional \$10,000. The quoted pricing is valid for 90 days.
- Recreation Center doors are scheduled to be completed next week.



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- The new bathrooms have been installed.
- Lines have been painted on the Recreation Center floor.

b. Council Reports

Rondy G. Black:

- Reported the survey crew is taking longer than originally planned for the roads.
- Stated that Colter Allen has been filling potholes near Pine Creek road.
- Reported that the City is continuing to receive complaints regarding irrigation issues.
- Left the meeting at 8:20 p.m.

Cade A. Beck:

- Asked how the city could lead by example regarding irrigation practices, specifically when sprinklers are operating during rainstorms.

Russell G. Keisel:

- Reported that the Veterans Memorial dedication will be held at 3:00 p.m. on the Fourth of July.

Jakob James Howcroft:

- Requested the city enforce impact fees associated with the new school building.

D. Lynn Beesley:

- Reviewed recreation sports activities.
- Reported that the Police Department is bringing on Ftn. Green.
- Reported on Planning Commission matters, including approval of a lot split for Tom Boekweg, denial of a lot split on 600 East, and discussion regarding a rezone request.

c. Mayor Report

Mayor Michael T. Olsen:

- Reported that J-U-B Engineers will be reviewing the cemetery pipeline project.
- Discussed the Water Loss Conservation Grant.
- Stated that the city is hoping to work with the irrigation company regarding water conservation efforts.

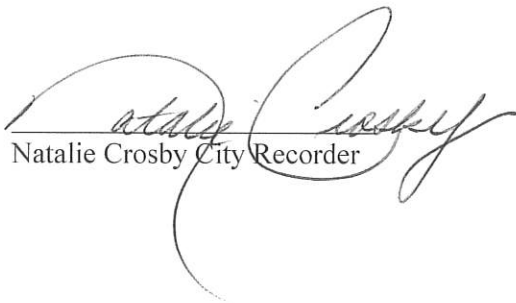


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10. Adjourn

Motion: Action: To Adjourn at 8:34 pm moved by Councilman Keisel Seconded by Councilman Cade

Motion Carried.


Natalie Crosby City Recorder

