

6:00 P.M.
Kamas City Hall
170 N. Main
Kamas, UT 84036

Mayor McCormick opened the meeting welcoming those in attendance:
COUNCIL MEMBERS: Councilors Larry Gines, Mike Georgi, Leslie Staples, David Darcey, and Monica Blazzard.
STAFF: City Recorder, Kim Peacock; City Planner, Jill Wanstrom; Engineer, Scott Kettle; Public Works Director, Trevor Clegg; Chief of Police, Brad Smith.
OTHERS IN ATTENDANCE: Sergio Castellanos, Mindy Deleone.

MOTION: Councilor David Darcey moved to approve the invoice register dated June 8, 2026 as presented.
Councilor Larry Gines seconded the motion.
The vote was unanimous. Councilors Larry Gines, Mike Georgi, Leslie Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.

1 **PUBLIC COMMENT – THIS IS THE PUBLIC’S OPPORTUNITY TO**
2 **COMMENT ON ITEMS NOT ON THE AGENDA**
3

4 Sergio Castellanos, High Star Ranch resident. Lives in a home that is next to the pivot.
5 Sergio has concerns about the development agreement amendment. He purchased
6 property because of key points in the development agreement and the protected pivot
7 parcel. Asked the council to not rush their decision and listen to the residents impacted.
8

9 Mayor McCormick stated the letters and emails from the residents are being considered
10 by the council.
11

12 Mindy DeLeone, High Star Ranch resident. Has concerns about the High Star Ventures
13 plans for the equestrian parcel. She asked if there are any plans she could look at.
14

15 Mayor McCormick explained High Star would have to do a plat amendment if the
16 council chooses to amend the development agreement. There is a process that happens
17 and all we have is what they presented at the last meeting. They can’t present a plan until
18 there is amendment to the development agreement.
19

20 Mindy DeLeone stated they are digging up a lot of ground behind the barn and feels there
21 is a safety concern.

22 Mayor McCormick explained they have entitlements with the current agreement and the
23 city cannot tell them they can’t dig.
24

25 Councilor Darcey asked if either Mindy or Sergio attended the HOA meeting.

26 Sergio explained they presented the same thing they presented to the council at the
27 previous meeting.

28 Sergio asked if once the development agreement is amended does this open it up for
29 negotiation?

30 Mayor McCormick replied yes.

31 Councilor Georgi apologized for not attending the HOA meeting.

32 Sergio explained a lot of the information at the HOA meeting was not thought out and
33 presented well. There was a lot of opposition from residents. The residents don’t want the
34 pivot parcel to be changed. They want the original agreement. There are a lot of concerns.

35 Mayor McCormick anticipates a big attendance when this is on the agenda.
36
37

38 **PUBLIC HEARING TO RECEIVE COMMENT FOR AN ORDINANCE**
39 **ADOPTING AND SETTING COMPENSATION FOR KAMAS CITY OFFICERS**
40 **AND ELECTED OFFICIALS**
41

42 Mayor McCormick asked if there was any comment from the council.

43 Councilor Darcey asked why there are two drafts in Dropbox.

44 Mayor McCormick explained that the effective date, July 1, was added.

45 Councilor Darcey stated the Planning Commission changed from \$150 to \$100.

46 Mayor McCormick stated it should be \$150.

1 Mayor McCormick opened the public hearing.

2 There were no public comments.

3 Mayor McCormick closed the public hearing.

5 Councilor Darcey feels this streamlines the process and fairly compensates the officials.

8 **POSSIBLE ORDINANCE, AN ORDINANCE AMENDING THE**
9 **COMPENSATION FOR KAMAS CITY OFFICERS AND ELECTED OFFICIALS**

11 Councilor Staples stated there are a few changes that need to be made to the ordinance.
12 The date needs to be added in the third "Whereas". The word "at" needs to be taken out
13 in 2.02.010, paragraph 1. In subparagraph B. the language needs to match A. "\$300 per
14 month, totaling \$3,600 annually". Change subparagraph C. to \$150 per month. For the
15 effective date we need to keep the language "effective July 1, 2026".

17 Councilor Gines would like this to be reviewed annually so in the future, if there is a
18 mayor not doing the same amount of work, it should be decreased. This rate is based on
19 the current mayor's meetings.

20 Mayor McCormick stated we can add it in section 1.2 where we just changed the
21 effective date or it could be done in the motion.

22 Councilor Gines feels good about adding it at the end of section 1.2.

24 Mayor McCormick confirmed the following changes:

25 -In the third "Whereas" the date June 9, 2026 will be added.

26 -The word "at" needs to be taken out in 2.02.010, paragraph 1.

27 -In subparagraph B. the language needs to be "\$300 per month, totaling \$3,600
28 annually".

29 -Change subparagraph C. to \$150 per month.

30 -For the effective date we need to keep the language "this Ordinance shall be in full force
31 and effect on July 1, 2026 and reviewed annually".

33 **MOTION:** Councilor Larry Gines moved to approve Ordinance 2026-17, with the
34 changes that have been stated on record.

35 Councilor Leslie Staples seconded the motion.

36 Mayor asked for a roll call vote:

37 Councilor Gines voted "yes"

38 Councilor Georgi voted "yes"

39 Councilor Staples voted "yes"

40 Councilor Darcey voted "yes"

41 Councilor Blazzard voted "yes"

42 The vote was unanimous. Councilors Larry Gines, Mike Georgi, Leslie
43 Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.

1 **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE AMENDED**
2 **BUDGET FOR THE 2025-2026 FISCAL YEAR AND THE TENTATIVE BUDGET**
3 **FOR THE 2026-2027 FISCAL YEAR**
4

5 Mayor McCormick stated he would like to review the FY26 amended budget first and
6 then discuss the FY27 tentative budget.

7 The council reviewed and discussed the budgets.

8 Mayor McCormick noted this budget does not include a tax increase from the city.
9

10 Mayor McCormick opened the public hearing.

11 There were no public comments.

12 Mayor McCormick closed the public hearing.
13
14

15 **POSSIBLE RESOLUTION, A RESOLUTION ADOPTING THE 2026 FINAL TAX**
16 **RATE FOR KAMAS CITY**
17

18 The council reviewed the certified tax rate.

19 Councilor Darcey explained how the certified tax rate is calculated and the comparison
20 from last year's rate.
21

22 **MOTION:** Councilor Leslie Staples moved to approve Resolution 2026-03, A Resolution
23 of Kamas City approving the certified property tax rate for tax year 2026.

24 Councilor Larry Gines seconded the motion.

25 Mayor asked for a roll call vote:

26 Councilor Georgi voted "yes"

27 Councilor Staples voted "yes"

28 Councilor Darcey voted "yes"

29 Councilor Blazzard voted "yes"

30 Councilor Gines voted "yes"

31 The vote was unanimous. Motion passed.
32
33

34 **POSSIBLE RESOLUTION, CITY COUNCIL TO ADOPT THE AMENDED**
35 **BUDGET FOR THE FISCAL YEAR 2025-2026 AND THE PROPOSED**
36 **TENTATIVE BUDGET FOR THE FISCAL YEAR 2026-2027 AS FINAL BY**
37 **RESOLUTION. A RESOLUTION (1) AMENDING THE BUDGETS OF THE**
38 **CITY OF KAMAS FOR THE FISCAL YEAR BEGINNING JULY 1, 2025, AND**
39 **ENDING JUNE 30, 2026; (2) ADOPTING A BUDGET FOR THE CITY OF**
40 **KAMAS FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING**
41 **JUNE 30, 2027; AND (3) AUTHORIZING AND DIRECTING THE**
42 **PARTICIPATION OF THE CITY IN THE PUBLIC EMPLOYEES NON-**
43 **CONTRIBUTORY RETIREMENT SYSTEM AND THE PUBLIC SAFETY NON-**
44 **CONTRIBUTORY RETIREMENT SYSTEM OF THE UTAH RETIREMENT**
45 **SYSTEMS FOR THE FISCAL YEAR 2026-2027**
46

1 Councilor Staples feels we need to add one more “Whereas”. The first one talks about the
2 council preparing a budget for fiscal year 2026-2027. Do we need one that talks about the
3 council preparing an amended budget for fiscal year 2025-2026?

4 Kim Peacock suggested adding it in the first whereas.

5 Councilor Darcey suggested the wording “has caused to be prepared an Amended Budget
6 for Fiscal Year 2025-2026 and a Final Budget for Fiscal Year 2026-2027”.

7 The council agreed.
8

9 **MOTION:** Councilor Leslie Staples moved to approve Resolution 2026-04, A Resolution
10 (1) Amending the Budgets of the City of Kamas for the fiscal year beginning
11 July 1, 2025, and ending June 30, 2026; (2) Adopting a Budget for the City of
12 Kamas for the fiscal year beginning July 1, 2026, and ending June 30, 2027;
13 and (3) Authorizing and Directing the participation of the City in the Public
14 Employees Non-Contributory Retirement System and the Public Safety Non-
15 Contributory Retirement System of the Utah Retirement Systems for the
16 Fiscal Year 2026-2027, with the change in the “Whereas” paragraph adding in
17 “an Amended Budget for Fiscal Year 2025-2026”, in the attached budget
18 changing on page 3, account 10-41-110 in the 2026-2027 budget changing to
19 \$42,000 from \$37,000, on the same page account 10-41-112 increase Planning
20 Commission salaries from \$5,400 to \$9,000, page 12 account 51-40-750 cell
21 phones adding \$510 to the 2026-2027 budget, and on page 13 account 52-30-
22 100 increasing the 2026-2027 budget to a revenue of \$571,000 from
23 \$535,520.

24 Councilor David Darcey seconded the motion.

25 Mayor asked for a roll call vote:

26 Councilor Staples voted “yes”

27 Councilor Darcey voted “yes”

28 Councilor Blazzard voted “yes”

29 Councilor Gines voted “yes”

30 Councilor Georgi voted “yes”

31 The vote was unanimous. Motion passed.
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34 **POSSIBLE ORDINANCE, AN ORDINANCE TO ADOPT TITLE 1, MUNICIPAL** 35 **GOVERNMENT, IN THE KAMAS MUNICIPAL CODE** 36

37 Mayor McCormick stated our attorney has made the changes requested by the council.
38 Councilor Staples stated she doesn’t have a problem with the way Title 1 is now written
39 and feels the changes discussed have been incorporated. But the proposed ordinance is an
40 ordinance amending Title 1. We have never adopted Title 1. The ordinance needs to
41 change completely to adopt the Title 1.
42

43 **MOTION:** Councilor David Darcey moved to table this ordinance to have it
44 rewritten as adopting Title 1, not amending Title 1.

45 Councilor Leslie Staples seconded the motion.

46 Mayor asked for a roll call vote:

Councilor Darcey voted “yes”
Councilor Blazzard voted “yes”
Councilor Gines voted “yes”
Councilor Georgi voted “yes”
Councilor Staples voted “yes”
The vote was unanimous. Councilors Larry Gines, Mike Georgi, Leslie Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.

FRAUD RISK ASSESSMENT

Mayor McCormick reviewed the Fraud Risk Assessment with the council and explained this is something the State Auditor is requiring each city to complete each year. The city has a very good rating.
Kim Peacock distributed an Ethical Behavior Pledge Form for the council and employees to sign.

DEPARTMENT REPORTS

Jill Wanstrom reported we received a grant for the General Plan update. The Planning Commission approved Mountain Refined/Firehouse site plan as well as the Kamas Business Park site plan. The Planning Commission will be finalizing the definitions at their next meeting. Our Attorney is working on Conditional Use permits. The zoning map will be approved at the next Planning Commission meeting.
Mayor McCormick stated the General Plan grant totals \$100,000. This includes a 10% grant match. We can also use the grant for staff time as part of our match.

Scott Kettle reported the pavilion at Beaver Creek Park is being installed now. The crack sealing started this week, the slurry seal will start July 13.
High Star Ranch is working on the well site. They are grading in a road up to the tank site.
Councilor Staples asked Scott Kettle if he is still working on ways to spend impact fees. Scott Kettle stated yes.
Councilor Darcey asked Scott Kettle about impact fees and if we can make improvements to current parks because of growth.
Scott Kettle stated if we are not replacing benches but adding them and adding pavilions we can use impact fees.

Trevor Clegg reported over the last several weeks the public works has continued to manage the City’s daily water and sewer system maintenance to ensure continued safe and reliable operation. They have completed a variety of facility and irrigation related tasks such as sprinkler fixes, facility cleaning, and work to keep our equipment and grounds in good condition. They managed to get through our city clean-up without any problems. They have welded several gates at the rodeo grounds and patched asphalt at various locations to address wear and cuts made for water repairs. On Main St. they

1 placed the flower barrels for Kamas Action and completed the flower bed around the
2 Veterans Memorial.
3 Councilor Darcey told Trevor Clegg the flower bed around the Veterans Memorial looks
4 good.
5 Councilor Darcey asked Trevor Clegg how the city clean up went.
6 Trevor Clegg stated Thursday was the busiest day and by Saturday it slowed down.
7 Councilor Georgi commended the Public Works for the good job they did with the
8 cleanup.
9
10 Chief Smith reported on the police calls for the past month.
11
12

13 **ADJOURN**

14
15 **MOTION:** Councilor Mike Georgi moved to adjourn at 7:20 p.m.
16 Councilor Larry Gines seconded the motion.
17 The vote was unanimous. Councilors Larry Gines, Mike Georgi, Leslie
18 Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.
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22 *The content of the minutes is not intended, nor are they submitted, as a verbatim*
23 *transcription of the meeting. These minutes are a brief overview of what occurred at*
24 *the meeting.*
25
26

27 Approved on the 23rd day of June 2026.
28
29
30

31 _____
32 Matt McCormick
Mayor

Kim Peacock
City Recorder