



NOTICE OF PUBLIC MEETING

TO THE PUBLIC AND RESIDENTS OF VERNAL CITY: Notice is hereby given that the **VERNAL CITY COUNCIL** will hold a regular meeting on *July 1, 2026 at 6:00 p.m.* in the Vernal City Council Chambers at 374 East Main St, Vernal, Utah.

A G E N D A

OPENING CEREMONY

1. Invocation or uplifting thought
2. Pledge of Allegiance

STANDING BUSINESS

3. Approval of the Minutes of the Regular City Council Meeting held June 17, 2026

POLICY AND LEGISLATION

4. Consider the acceptance of the annexation petition for Willow Bend Properties - Sara Bell
5. Update on water conditions - Keith Despain
6. Discussion and approval regarding 100 North street paint striping configuration - Keith Despain

STAFF REPORTS

CLOSED SESSION

By motion of the Vernal City Council, pursuant to Utah State Code Title 52, Chapter 4, sections 204 and 205, the City Council may vote to hold a closed session for any of the purposes identified in that chapter.

ADJOURN

NOTE: Supporting documentation for this meeting can be found by visiting the Vernal City website at www.vernal.gov and in the Utah Public Notice Website www.utah.gov/pmn

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Sara Bell, City Recorder, at 374 East Main, Vernal, Utah 84078 or phone (435)789-2255 at least three days before the meeting. The order of agenda items may change to accommodate the needs of the City Council, staff, and/or public.

MEMORANDUM

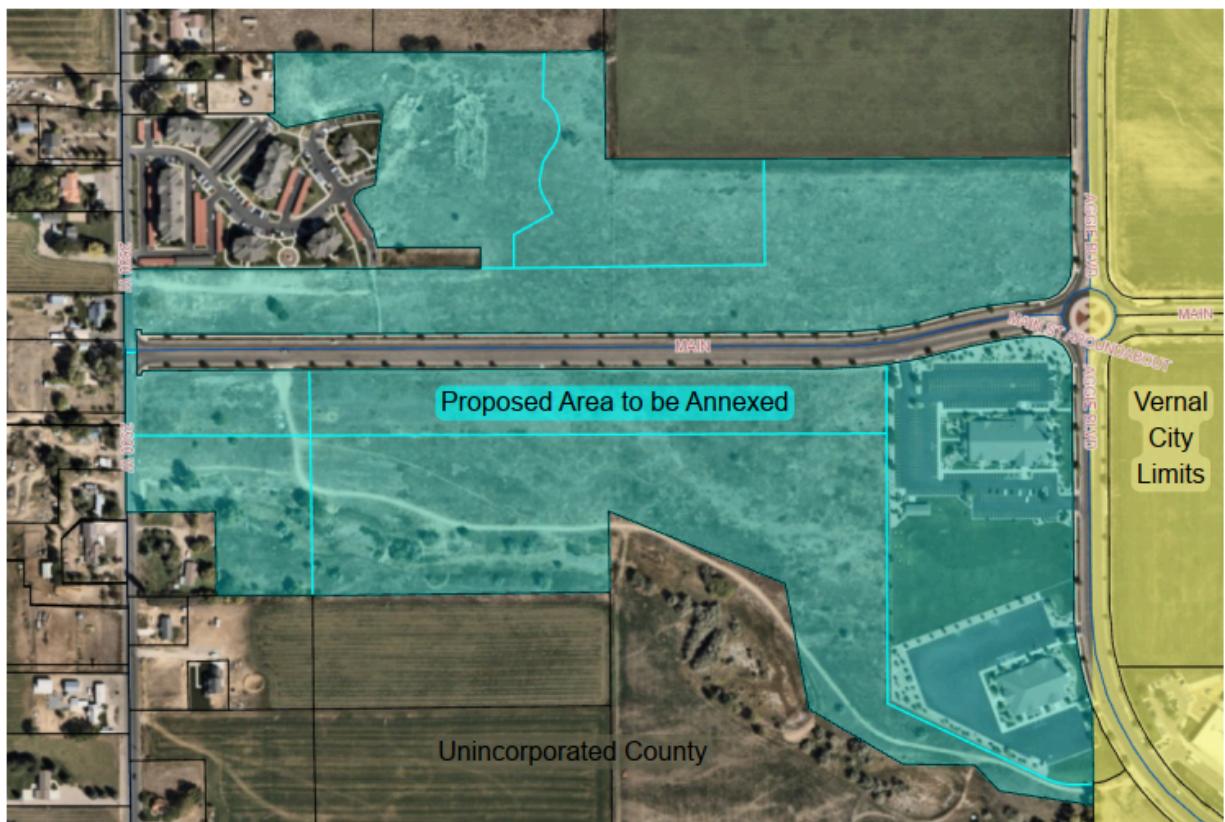
TO: Mayor & City Council

From: Quinn Bennion, City Manager

RE: Agenda Items for July 1, 2026 Council Meeting

POLICY AND LEGISLATION

1. **Consider the acceptance of the annexation petition for Willow Bend Properties** - Sara Bell Petitioners Mike and Camille Morely have submitted a petition to annex 7 parcels owned by Willow Bend Property and Willow Park Properties II, along with one parcel owned by the Church of Jesus Christ of Latter Day Saints. These parcels are located on the west side of Aggie Blvd. These parcels are a mix of commercial and residential zoning. After Council considers the acceptance of this petition and the petition is certified by the City Recorder's office, a formal protest period will open for 30 days.



2. **Update on water conditions** - Keith Despain. The current drought conditions are a major concern and point of discussion this year. The quantity of water that the city may be long

or short by the end of summer is a moving target. Each rain storm is a welcome relief. With two plus months of summer weather ahead and the reservoirs quickly drawing down for irrigation, the outlook is bleak. The City has sufficient, even plenty of water “on paper”, but there are serious concerns about the amount of physical water that will be available this fall. Staff will share the trends in reservoir depths, creek/spring flow and timing of the switch over to Red Fleet water.

- 3. Discussion and approval regarding 100 North street paint striping configuration** - Keith Despain. The 100 North water / sewer project is under construction. The anticipated completion date is in August at which time the complete street will be repaved with a mill and overlay from 500 E to 1000 W. The street will receive a fresh coat of street striping after the paving operation. The DinoTrails plan shows 100 N and 100 S as preferred locations for bike routes. Main Street / Hwy 40 is not suitable for bicycle traffic with the narrow lanes, parking and heavy truck traffic. This is the best opportunity to stripe bike lanes for the immediate future. The street width is sufficient to provide parking on both sides, bike lanes, one lane each direction and a centerline. The configuration would be similar to 500 South with an added outside bike lane stripe. Currently, the 100 N. has a center lane all the way through. If this configuration is pursued, center turn lanes would be introduced at 500 East, Vernal Ave, 500 W and 1000 W. This item is on the agenda for Council for discussion and direction with a possible decision.
- 4. Consider the approval of the White House Academy lease** - Quinn Bennion. The White House owner / principal requested an extension to the lease for another year - until June 2027. The City has given notices for the past two years indicating the end of the lease. The north portion of the building is the preferred location for Phase 2 of the Hub.

CLOSED SESSION

- Strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, or to discuss a proposed development agreement, project proposal, or financing proposal related to the development of land owned by the state or a political subdivision

MINUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD
JUNE 17, 2026 at 6:00 p.m. in the Vernal City Council Room, 374 East Main,
Vernal, Utah 84078.

PRESENT: Councilmembers Ted Munford, Randel Mills, Robin O'Driscoll, Ed Long, Nick Porter, and Mayor Corey Foley.

WELCOME: Mayor Corey Foley welcomed everyone to the regular City Council meeting.

INVOCATION OR UPLIFTING THOUGHT: The invocation was given by Mayor Corey Foley.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Water Superintendent Ivan Merrell.

**APPROVAL OF THE MINUTES OF THE SPECIAL CITY COUNCIL MEETING HELD
JUNE 3, 2026**

Councilmember Ed Long moved to approve the minutes of the Special City Council Meeting held June 3, 2026. Councilmember Robin O'Driscoll seconded the motion. The motion passed with Councilmembers Munford, Mills, O'Driscoll, Long, and Porter voting in favor.

**APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD
JUNE 3, 2026**

Councilmember Nick Porter moved to approve the minutes of the Regular City Council Meeting held June 3, 2026. Councilmember Ted Munford seconded the motion. The motion passed with Councilmembers Munford, Mills, O'Driscoll, Long, and Porter voting in favor.

**APPROVAL OF THE MINUTES OF THE SPECIAL CITY COUNCIL MEETING HELD
JUNE 10, 2026**

Councilmember Robin O'Driscoll moved to approve the minutes of the Special City Council Meeting held June 10, 2026. Councilmember Randel Mills seconded the motion. The motion passed with Councilmembers Munford, Mills, O'Driscoll, Long, and Porter voting in favor.

PRESENTATION OF THE BASIN AMATEUR RADIO CLUB - SEAN ROBINSON

Sean Robinson, representing the Basin Amateur Radio Club, provided a presentation highlighting the club's history, purpose, and service to the community. He explained that amateur radio has evolved significantly over the past century, from early radio technology to modern systems capable of communicating through satellites and internet-linked networks, while continuing to serve an important role in emergency communications and public service.

Mr. Robinson stated that the Basin Amateur Radio Club has been active in the Vernal area since the 1950s and has supported numerous community events, including local 5K races, marathons, and regional events in neighboring states. He noted that club members volunteer their time to assist first responders and provide communications support during emergencies, while also helping reconnect individuals and families during disaster situations and other public service efforts.

Mr. Robinson explained that the club was preparing to participate in Field Day, the largest annual

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amateur radio event, and requested that the Vernal City Council consider issuing a proclamation recognizing Amateur Radio Day, Week, or Month in honor of the occasion. He stated that similar proclamations have been adopted by elected officials and communities throughout the country and suggested that such recognition could increase awareness of Vernal while encouraging participation in amateur radio. He added that the proclamation would be shared through national amateur radio organizations and media outlets, providing additional exposure for the community.

Mayor Corey Foley thanked Mr. Robinson for his presentation. Councilmember Ed Long asked how many members the Basin Amateur Radio Club has, and Mr. Robinson stated that the Basin Amateur Radio Club currently has more than 50 members, noting that participation fluctuates because the organization is entirely volunteer based.

Seeing no further Council discussion, Mayor Corey Foley called for a motion regarding the Field Day Proclamation for the Basin Amateur Radio Club on June 27. Councilmember Ted Munford motioned to approve the proclamation as presented. Councilmember Robin O'Driscoll seconded the motion. The motion passed unanimously with the following roll call vote:

Councilmember Munford..... aye;
Councilmember Mills aye;
Councilmember O'Driscoll..... aye;
Councilmember Long..... aye;
Councilmember Porter..... aye.

**PUBLIC HEARING FOR THE VERNAL CITY FY2026 BUDGET REOPENER #1;
CONSIDER THE APPROVAL OF ORDINANCE 2026-15, VERNAL CITY FY2026
BUDGET REOPENER #1- NICK ROUSSEAU**

Finance Director Nick Rousseau presented the proposed Fiscal Year 2026 Budget Reopener, explaining that the annual reopener is a routine process conducted near the close of each fiscal year. He stated that staff sought input from department heads and incorporated their feedback into the proposed amendments, along with prorated adjustments for budget line items anticipated to exceed their original appropriations. Mr. Rousseau explained that the objective of the reopener is to ensure the City's expenditures remain within the budget adopted by the City Council, noting that this is an area specifically reviewed by the City's auditors.

City Manager Quinn Bennion added that the amendments were for the fiscal year ending June 30 and represented the final budget adjustments before the close of the fiscal year. He explained that some revenue estimates adopted the previous year had been conservative and were adjusted to more accurately reflect actual revenues while maintaining the City's overall fiscal responsibility. In response to a question from Mayor Corey Foley, Mr. Bennion confirmed that the City remained within its overall budget and, in fact, was well below the total budget authorized by the Council.

Mayor Corey Foley opened the public hearing, and reminded those in attendance to state their name for the record. Seeing no public comment, Mayor Foley closed the public hearing.

Councilmember Robin O'Driscoll made a motion to approve Ordinance No. 2026-15 for the Vernal City FY2026 Budget Reopener #1. Councilmember Nick Porter seconded the motion. The motion passed unanimously with the following roll call vote:

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Councilmember Munford..... aye;
Councilmember Mills aye;
Councilmember O'Driscoll..... aye;
Councilmember Long..... aye;
Councilmember Porter..... aye.

PUBLIC HEARING FOR THE VERNAL CITY FY2027 BUDGET; CONSIDER THE APPROVAL OF ORDINANCE 2026-16, VERNAL CITY FY2027 BUDGET- NICK ROUSSEAU

Nick Rousseau presented the proposed Fiscal Year 2027 Budget, explaining that the budget covers the period from July 1, 2026, through June 30, 2027. He noted that the City Council and staff had reviewed the budget extensively during several work sessions. Mr. Rousseau highlighted that the proposed budget does not include a property tax increase and maintains fund balances in compliance with State of Utah requirements. He further reported that staff had verified the financial condition of each of Vernal City's approximately 30 funds and confirmed that none were projected to end the fiscal year with a negative balance under the proposed budget. Councilmember Ted Munford commended Mr. Rousseau for his work on the budget.

Quinn Bennion added that the proposed property tax rate would remain at the certified tax rate, allowing only for revenue generated through new growth. He also noted that the proposed budget reduced the City's total full-time equivalent staffing by 1.5 positions. Mr. Bennion highlighted the Council's significant investment in police officer compensation, explaining that the City had spent considerable time evaluating regional and statewide salary comparisons in an effort to remain competitive in recruiting and retaining POST-certified officers. He stated that the Police Department had identified internal savings that offset much of the salary adjustment, allowing the City to make the investment while remaining fiscally responsible. Mr. Bennion further explained that the City coordinated its compensation strategy with other local entities to avoid competing against neighboring agencies for qualified officers. He concluded by noting that the proposed budget also included a three percent salary increase for general City employees based on regional market comparisons.

Mayor Corey Foley opened the public hearing for the Vernal City FY2027 Budget. Seeing no public comment, Mayor Foley closed the public hearing.

Councilmember Ed Long made a motion to approve Ordinance No. 2026-16 for the Vernal City FY2027 Budget. Councilmember Randel Mills seconded the motion. The motion passed unanimously with the following roll call vote:

Councilmember Munford..... aye;
Councilmember Mills aye;
Councilmember O'Driscoll..... aye;
Councilmember Long..... aye;
Councilmember Porter..... aye.

Mayor Corey Foley thanked City staff, department heads, and the City Council for the many hours dedicated to developing the proposed budget. He expressed his appreciation for the collaborative effort and the work that went into producing a fiscally responsible budget for the upcoming fiscal

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year.

**PUBLIC HEARING FOR THE VERNAL CITY FY2027 COMPENSATION SCHEDULE;
CONSIDER THE APPROVAL OF ORDINANCE 2026-18, VERNAL CITY FY2027
COMPENSATION SCHEDULE - NICK ROUSSEAU**

Nick Rousseau presented the proposed Fiscal Year 2027 Salary Schedule, explaining that Utah law requires a separate public hearing for compensation changes affecting elected officials, appointed officials, and executive employees. He noted that the salary information was included in the budget packet and reflected the proposed compensation adjustments for all applicable positions.

Quinn Bennion explained that the City proposed adjusting salary ranges by two percent to remain competitive with regional market conditions. He stated that, within those updated ranges, most City employees would receive a three percent salary increase, with the exception of police officers whose compensation adjustments had been discussed under the previous agenda item. He added that a small number of additional market adjustments were also included and that the complete salary schedule had been provided in the budget packet to ensure transparency.

Mayor Corey Foley opened the public hearing.

Sonja Ray stated that she had not reviewed the budget packet prior to the meeting and asked whether the City would disclose employee salaries. Mayor Foley responded that the salary ranges for executive positions were included in the budget packet and provided the proposed monthly salary range for the City Manager position. Mr. Bennion added that compensation information for government employees and elected officials is publicly available through the Utah Transparency website. Ms. Ray then asked whether the proposed salaries reflected a two percent increase. Mayor Foley explained that the proposed salary schedule included the two percent increase in question. As an example, he stated that the Mayor's monthly compensation would move from \$1,255 to \$1,292, City Councilmember compensation from \$704 to \$725 per month, and Planning Commission member compensation from \$75 to \$77 per meeting.

Seeing no further public comment, Mayor Corey Foley closed the public hearing.

Councilmember Ted Munford made a motion to approve Ordinance No. 2026-18 for the Vernal City FY2027 Compensation Schedule. Councilmember Robin O'Driscoll seconded the motion. The motion passed unanimously with the following roll call vote:

<i>Councilmember Munford.....</i>	<i>aye;</i>
<i>Councilmember Mills</i>	<i>aye;</i>
<i>Councilmember O'Driscoll.....</i>	<i>aye;</i>
<i>Councilmember Long.....</i>	<i>aye;</i>
<i>Councilmember Porter.....</i>	<i>aye.</i>

**CONSIDER THE APPROVAL OF ORDINANCE NO. 2026-17 SETTING THE
PROPERTY TAX RATE FOR 2026/2027 - NICK ROUSSEAU**

Nick Rousseau explained that staff recommended adopting the certified tax rate established by the Uintah County Clerk/Auditor, which was calculated at 0.000495. Mr. Rousseau stated that the certified rate was projected to generate \$441,027 in property tax revenue, which had already been

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incorporated into the proposed Fiscal Year 2027 budget. He noted that because the City was proposing to adopt the certified tax rate without exceeding it, the Truth in Taxation process was not required.

Mayor Corey Foley noted that although the certified rate would result in an increase of just over \$30,000 in total property tax revenue compared to the previous year, the increase was attributable to new growth rather than an increase in the tax rate. He explained that the estimated property tax amount shown in the presentation represented the total property tax revenue Vernal City receives annually from Uintah County. Mayor Foley stated that Vernal City has one of the lowest property tax rates in Utah and has not undertaken a Truth in Taxation increase in many years. He added that maintaining a low property tax rate means the City relies heavily on sales tax revenues to fund essential municipal services, including law enforcement and other community needs.

Councilmember Ed Long made a motion to approve Ordinance No. 2026-17 Setting the Property Tax Rate for 2026/2027. Councilmember Nick Porter seconded the motion. The motion passed unanimously with the following roll call vote:

Councilmember Munford..... aye;
Councilmember Mills aye;
Councilmember O'Driscoll..... aye;
Councilmember Long..... aye;
Councilmember Porter..... aye.

CONSIDER THE APPROVAL OF CONTINUING EMPLOYER PICKUP FOR PUBLIC SAFETY OFFICERS URS TIER 2 HYBRID PARTICIPANTS

City Recorder Sara Bell presented the consideration for employer pickup for Public Safety Officers participating in Tier 2 Hybrid plans and stated that the request was to ensure the action was discussed and approved by the City Council. She explained that the State allows Vernal City to continue picking up the employee retirement contribution for Public Safety Officers, and reported that the employer pickup rate would increase from 4.73% to 5.98%, resulting in an additional annual cost of \$8,566.12.

Seeing no questions or discussion from the City Council, Mayor Corey Foley called for a motion.

Councilmember Robin O'Driscoll made a motion to approve the Vernal City employer pickup at 5.98% for Public Safety Officers participating in the URS Tier 2 Hybrid plan. Councilmember Randel Mills seconded the motion. The motion passed unanimously with the following roll call vote:

Councilmember Munford..... aye;
Councilmember Mills aye;
Councilmember O'Driscoll..... aye;
Councilmember Long..... aye;
Councilmember Porter..... aye.

CONSIDER THE APPROVAL OF A COMPENSATED REIMBURSEMENT FOR URS

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TIER 2 HYBRID PARTICIPANTS - SARA BELL

Sara Bell presented the request to continue providing a compensated reimbursement for employees participating in the Utah Retirement Systems (URS) Tier 2 Hybrid Retirement Plan. She explained that, unlike Public Safety Officers, state law does not allow employers to pick up the employee retirement contribution for general public employees. Instead, Vernal City has historically compensated affected employees through an additional wage adjustment. Ms. Bell stated that the reimbursement rate would increase from 0.81% to 1.30% to reflect the updated URS contribution requirement. As a result, employees participating in the Tier 2 Hybrid Retirement Plan would receive a total wage increase of 3.49%, which includes the City's standard three percent salary adjustment plus the additional reimbursement, while employees not participating in the Tier 2 Hybrid Plan would receive the standard three percent increase. She noted that the increase had been incorporated into the budget and that overall URS benefit changes resulted in a net decrease in retirement costs, including a reduction of approximately \$7,994.32 related to public employee contributions.

Councilmember Ed Long asked what percentage of City employees participated in the Tier 2 Hybrid Retirement Plan. Quinn Bennion explained that nearly all employees participate in Utah Retirement Systems as required by state law, with only a few exceptions such as employees who have retired from the system and returned to work. He noted that not all employees participate in the Tier 2 Hybrid Plan because multiple retirement tiers exist based on an employee's hire date and the retirement options available at that time. Mr. Bennion explained that employees hired before the State's retirement changes remained in Tier 1, while employees hired afterward generally entered Tier 2 and selected either the Hybrid or Defined Contribution option. He added that separate retirement tiers also exist for public safety employees and stated that he did not have the exact participation breakdown available during the meeting.

Councilmember Nick Porter made a motion to approve the change in percentage for compensated reimbursement for employees participating in the URS Tier 2 Hybrid plan. Councilmember Robin O'Driscoll seconded the motion. The motion passed unanimously with the following roll call vote:

Councilmember Munford..... aye;
Councilmember Mills aye;
Councilmember O'Driscoll..... aye;
Councilmember Long..... aye;
Councilmember Porter..... aye.

CONSIDER RESOLUTION 2026-06 AUTHORIZING THE ISSUANCE OF SALES TAX REVENUE BONDS FOR THE 100 N / 3500 W WATER AND SEWER IMPROVEMENTS (CIB3) - QUINN BENNION

Quinn Bennion presented the resolution authorizing financing for the 100 North Water and Sewer Line Replacement Project and the 3500 West transmission line rehabilitation project. He explained that the projects were funded through the Utah Community Impact Board (CIB) using a combination of mineral lease grant and loan funds. Mr. Bennion reported that the original funding package consisted of approximately \$3.9 million in grant funding and \$1.67 million in loan funding, with the loan carrying a 30-year term at a favorable interest rate of 0.5 percent. He noted that the City recently returned to the Community Impact Board to request supplemental funding due to increased asphalt costs, which was approved under the same 70 percent grant and 30 percent loan structure. As amended, the total project funding increased to approximately \$4.5

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million in grant funding and \$1.9 million in loan funding.

Mr. Bennion explained that although the financing resolution was structured by the City's bond attorney to pledge sales tax revenues as security for the loan, the City intends to repay the debt through water and sewer enterprise fund revenues. He stated that the resolution represented the next step in the financing process and noted that the Council would consider additional financing documents at the time of the bond closing.

Councilmember Robin O'Driscoll made a motion to approve Resolution 2026-06 authorizing the issuance of sales tax revenue bonds for the 100 North and 3500 West project. Councilmember Nick Porter seconded the motion. The motion passed unanimously with the following roll call vote:

Councilmember Munford..... aye;
Councilmember Mills aye;
Councilmember O'Driscoll..... aye;
Councilmember Long..... aye;
Councilmember Porter..... aye.

Mayor Corey Foley expressed appreciation to the Utah Community Impact Board for its partnership and assistance in helping make the project possible. Mr. Bennion agreed, noting the funding package was highly beneficial to the City.

Councilmember Robin O'Driscoll asked whether the supplemental loan carried a 15-year term while the original loan remained at 30 years, noting what appeared to be a discrepancy in the meeting materials. Water Superintendent Ivan Merrell explained that the supplemental funding was primarily requested to cover increased asphalt costs. He stated that the Community Impact Board's Executive Director expressed concern about financing pavement improvements over a 30-year period, as it exceeded the expected life of the roadway. As a result, the loan term for the financing was revised to 15 years while maintaining the 0.5 percent interest rate.

CONSIDER APPROVAL OF AN AIRPORT ENGINEERING SERVICES CONTRACT WITH LOCHNER - KEN CAMPBELL

Vernal Regional Airport Manager Ken Campbell presented the proposed engineering services agreement with Lochner for the Vernal Regional Airport. He reminded the Council that approximately two months earlier he had reported on a meeting with the Federal Aviation Administration (FAA) regarding the airport terminal improvement project. During that meeting, FAA representatives identified language in the City's existing engineering services agreement that referenced terminal relocation rather than the remodel and expansion approach the City intended to pursue.

Mr. Campbell explained that after informing the FAA the City planned to remodel the existing terminal rather than relocate it, he was advised that the existing agreement would need to be updated before the project could move forward. Rather than amend the existing contract, the City initiated a new Request for Proposals (RFP) process in accordance with FAA requirements. He stated that Lochner was the sole respondent and was subsequently selected to continue serving as the City's airport engineering consultant.

Mr. Campbell noted that the new agreement expanded the scope of services from 14 to 20

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project categories and was revised to eliminate potential issues with future FAA project approvals. He requested Council approval of the agreement and stated that, upon approval, the Mayor would be asked to execute the contract on behalf of the City.

Councilmember Ed Long made a motion to approve the five year airport engineering service contract with Lochner. Councilmember Randel Mills seconded the motion. The motion passed unanimously with the following roll call vote:

Councilmember Munford..... aye;
Councilmember Mills aye;
Councilmember O’Driscoll..... aye;
Councilmember Long..... aye;
Councilmember Porter..... aye.

UPDATE REGARDING AIRPORT PROJECTS - KEN CAMPBELL

Ken Campbell provided an update on several ongoing projects at the Vernal Regional Airport. He reported that, following recent discussions with the Federal Aviation Administration (FAA), the City was able to accelerate the timeline for the terminal improvement project. Mr. Campbell explained that the FAA's cost share for airport projects is expected to change from 95 percent federal funding and 5 percent local funding to approximately 90 percent federal funding and 10 percent local funding beginning in 2027. By advancing the terminal project into the 2026 planning cycle, the City could potentially qualify for the more favorable 95/5 funding split, resulting in significant cost savings. He stated that while the project had not yet received formal approval, preliminary indications suggested funding had been set aside for the project.

Mr. Campbell also updated the Council on the North Ramp reconstruction project, explaining that the approximately \$5 million project was progressing well and involved replacing the aircraft parking apron in phases to minimize operational disruptions. He stated that the southern portion of the project was currently under construction and anticipated the entire project would be substantially complete by mid-August. Mr. Campbell commended Burdick Construction for its work, noting that the contractor had been proactive in addressing unforeseen site conditions, including areas of clay soils, while working collaboratively with the FAA to process necessary change orders and minimize additional costs.

Using conceptual site plans, Mr. Campbell outlined the proposed terminal expansion, which would add approximately 5,000 square feet to the existing terminal by relocating the septic system and expanding into the adjacent open area. He explained that the expanded facility would accommodate approximately 70 passenger seats and position the airport to support future commercial air service, including larger aircraft with seating capacities of 60 or more passengers. The long-term airport master plan also includes space for a second commercial aircraft apron to accommodate future growth.

Mr. Campbell further reported that plans were progressing for construction of an additional 100-foot by 100-foot commercial hangar adjacent to the existing BHI hangar. He stated that a prospective aviation business was interested in locating at the airport to manufacture aircraft-related components and provide additional aviation services, which would generate additional lease revenue and expand economic opportunities at the airport.

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Mr. Campbell provided an update on the airport office expansion project. He reminded the Council that the project originated after discovering unused space above the existing office ceiling and had been completed following prior Council approvals. He explained that the newly completed upstairs offices would allow the former office space on the main floor to be converted into an aviation education and training facility. The downstairs renovation was being completed through an approved change order included in the current budget and would provide classroom and educational space for the airport's growing flight training program and other aviation-related educational opportunities within the community.

CONSIDER THE AMENDMENT OF THE FACADE GRANT APPLICATION, RESOLUTION 2026-05 - BRAEDEN CHRISTOFFERSON

Assistant City Manager Braeden Christofferson presented a proposed amendment to the Vernal City Façade Grant Program application. He explained that the amendment would allow projects already under construction, but not yet completed, to be eligible for consideration by the Façade Grant Committee. Mr. Christofferson emphasized that the change would provide limited flexibility for applicants while maintaining the committee's authority to review and approve or deny each application. He noted that the proposed amendment was based on several recent projects where allowing an application during construction had proven beneficial to both the property owner and the community. He clarified that projects fully completed prior to application would remain ineligible for reimbursement.

Councilmember Ted Munford expressed his support for the Façade Grant Program, stating that it had become an outstanding investment in the community and praising the positive impact it has had on Vernal's appearance and economic development.

Mr. Christofferson provided an update on the program's overall performance, reporting that the Façade Grant Program had generated approximately \$3.1 million in private investment supported by approximately \$1.2 million in public façade grant reimbursements. He further explained that the Rural Investment to Strengthen Economies (RISE) Grant portion of the program had leveraged approximately \$657,000 in private investment with approximately \$253,000 in reimbursements. Of the approximately \$2.25 million originally available for the program, he reported that roughly \$1 million remained available to support future projects, allowing the City to continue investing in community improvements.

Councilmember Robin O'Driscoll expressed her support for the proposed amendment, stating that she appreciated the changes made to the application process.

Councilmember Ted Munford made a motion to approve Resolution 2026-05 as presented. Councilmember Robin O'Driscoll seconded the motion. The motion passed unanimously with the following roll call vote:

<i>Councilmember Munford.....</i>	<i>aye;</i>
<i>Councilmember Mills</i>	<i>aye;</i>
<i>Councilmember O'Driscoll.....</i>	<i>aye;</i>
<i>Councilmember Long.....</i>	<i>aye;</i>
<i>Councilmember Porter.....</i>	<i>aye.</i>

CONSIDER THE APPROVAL CHANGE ORDER #1, 100 N WATER AND SEWER

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PROJECT, CONDIE CONSTRUCTION - IVAN MERRELL

Ivan Merrell provided an update on the 100 North Water and Sewer Line Replacement Project, reporting that construction was progressing well. He anticipated the sewer installation would be substantially complete by the middle of the following week and estimated that approximately 60 to 70 percent of the water main had been installed. He noted that work on individual service connections had recently begun. Mr. Merrell acknowledged that the project experienced a slower-than-anticipated start but stated that the contractor, Condie Construction, responded by adding additional crews and had successfully regained the schedule.

Mr. Merrell then presented a proposed change order for the project. He explained that the first amendment removed the May 1 milestone requiring work across Vernal Avenue to be completed because the Utah Department of Transportation's asphalt overlay schedule had shifted to August, making the milestone unnecessary. The change order also granted two additional calendar days to the contractor due to weather delays caused by heavy rainfall.

He explained that the second portion of the change order addressed unforeseen underground utility conditions. During construction, crews discovered two six-inch sewer laterals and one eight-inch hospital sewer lateral that required additional manholes and coring work to properly connect to the new sewer system. Existing manholes were repurposed where possible, reducing overall costs, although additional coring and grouting were necessary to accommodate the larger connections.

Mr. Merrell stated that the final component of the change order addressed asphalt reconstruction. After excavation began, staff determined that much of the existing pavement was significantly thinner than originally indicated by core samples. Rather than placing a two-inch asphalt overlay, the City determined a three-inch overlay was necessary to provide an adequate roadway section. He reported that the City successfully secured supplemental funding from the Utah Community Impact Board to cover the additional asphalt costs, including a five percent contingency. Mr. Merrell also noted that Condie Construction agreed to honor its original asphalt unit prices despite increased petroleum costs, with only a modest adjustment to the milling price. The proposed change order would increase the construction contract from \$4,839,632.30 to \$5,397,450.27, with the additional costs fully supported by the supplemental funding.

Councilmember Ed Long asked whether the project excavation was complete. Mr. Merrell responded that excavation remained in several locations, including near the post office and church. He also explained that crews had encountered an abandoned four-inch water line that was directly in the alignment of the new water main, resulting in ongoing negotiations regarding an additional future change order. He added that upcoming utility crossings beneath Vernal Avenue remained an area of concern because unknown underground conditions could still be encountered.

Mayor Corey Foley asked when the major utility crossings would occur. Mr. Merrell replied that the work was not yet included in the contractor's current three-week schedule but would likely be completed using nighttime construction to minimize traffic impacts. He added that the contractor had committed to maintaining access along First North during the Independence Day holiday and parade activities. Mayor Foley commented that the project would be a significant improvement for the community by replacing aging infrastructure and addressing long-standing water leak issues. Mr. Merrell noted that construction had already uncovered and repaired a major leaking service line near the hospital, where water had been infiltrating the sewer system, allowing the City to address both a water leak and sewer infiltration problem simultaneously.

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Quinn Bennion requested an update on the City's voluntary service line replacement program for properties with Orangeburg sewer pipe. Mr. Merrell explained that of approximately 90 affected service lines, staff had identified roughly 40 as priority replacements. He estimated that between 12 and 15 property owners had elected to replace their service lines during the project, with seven or eight participating in the City's \$7,000 financing assistance program.

Councilmember Ed Long asked whether the City would be able to measure the reduction in water loss once the project was complete. Mr. Merrell confirmed that staff would compare pre-project and post-project data and reported that the City was already seeing measurable improvements. He noted that recent water production figures had fallen below historical averages, attributing the reduction in non-revenue water to the infrastructure improvements completed on prior projects, including the 400 North water line replacement.

Councilmember Randel Mills made a motion to approve Change Order #1 for the 100 North water and sewer project for Condie Construction as presented. Councilmember Robin O'Driscoll seconded the motion. The motion passed unanimously with the following roll call vote:

Councilmember Munford..... aye;
Councilmember Mills aye;
Councilmember O'Driscoll..... aye;
Councilmember Long..... aye;
Councilmember Porter..... aye.

REVIEW THE DRAFT REQUEST FOR STATEMENT OF INTEREST FOR A DOWNTOWN HOTEL DEVELOPMENT - QUINN BENNION

Quinn Bennion presented a proposed Request for Statements of Interest (RSOI) to solicit private developers interested in constructing a downtown hotel on a portion of the Lamplighter Block redevelopment area. He explained that the proposal was a continuation of the City's downtown revitalization efforts that began with the community-wide downtown master planning process in 2021. As part of that vision, the City acquired both the Lamplighter Block and the adjacent Showalter property and subsequently developed conceptual plans identifying a downtown hotel as one of the catalyst projects for the area.

Mr. Bennion explained that the hotel would be privately financed, privately owned, and developed on property purchased from the City. He emphasized that the RSOI was intended only to identify qualified developers with interest in the project and did not obligate the City to proceed with any proposal. He noted that respondents would be asked to submit conceptual information rather than detailed architectural plans and would later interview with the City Council if selected. Following the evaluation process, the City could negotiate a developer agreement, purchase agreement, zoning approvals, and other necessary steps before any construction would occur.

Mr. Bennion stated that the City anticipated several interested parties based on previous inquiries and planned to release the RSOI the following week if the Council supported the proposed approach. He also explained that an informational meeting would be held for interested developers to ask questions about the property before submitting proposals. He noted that although public feedback received during development of the Lamplighter Block concept plan generally supported including a downtown hotel, some residents preferred alternative uses for the property and

MINUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD JUNE 17, 2026

expressed differing opinions during the public engagement process.

Councilmember Ed Long asked whether any formal statements of interest had already been received and whether issuing the RSOI would commit the City to moving forward with a project. Mr. Bennion responded that no official submissions had been received, although several parties had expressed interest. He clarified that the RSOI was solely an invitation for interested developers to participate in the process and created no obligation for the City. He added that the City intended to evaluate respondents based on their qualifications, financial capacity, and ability to fulfill the community's vision for the site.

Mr. Bennion further explained that the RSOI packet included background information about the property, including environmental investigations completed following the City's acquisition of the former garage property. He reported that the site remained in the State's voluntary cleanup program due to limited petroleum-impacted soils but that testing results had been favorable, with only minor contamination identified. The City was awaiting final guidance from the Utah Department of Environmental Quality before completing that process.

STAFF REPORTS

Councilmember Randel Mills provided an update on the sewer lift station project, reporting that construction continued to move forward, although at a slower pace than anticipated. He explained that crews had encountered unforeseen underground electrical lines while installing fencing, requiring modifications to the project. Despite those challenges, he stated that the project was making steady progress and expressed optimism that a significant portion of the work would be completed in the near future.

Quinn Bennion noted that the project was particularly complex because of the need to maintain continuous sewer service throughout construction. Councilmember Mills agreed, explaining that staff devoted considerable time to planning and implementing the temporary bypass system to ensure uninterrupted operation of the City's sewer system. He emphasized that the bypass represented one of the most critical aspects of the project and that staff carefully prepared contingency plans to minimize the risk of system failure. He added that the project had successfully progressed beyond that critical phase.

City Attorney Michael Harrington provided an update regarding the interlocal agreement for legal services that the City Council approved at its previous meeting. He reported that the Uintah County Commission had since approved the agreement and expressed its appreciation for Vernal City's willingness to assist the County, describing the City's efforts as gracious and greatly appreciated.

Mr. Harrington stated that implementation of the agreement had gone smoothly and that communication between the City and County had been positive. He noted that Mr. Anderson of the Uintah County Attorney's Office had been responsive in handling municipal civil matters while Mr. Harrington assisted the County with prosecution responsibilities. He explained that both offices were working collaboratively to meet the increased workload while continuing recruitment efforts to fill vacant positions. Mr. Harrington expressed optimism that those recruitment efforts would soon produce positive results.

Quinn Bennion provided an update on the federal Opportunity Zone designation process. He explained that the original Opportunity Zone program, implemented approximately a decade ago,

MINUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD JUNE 17, 2026

resulted in limited benefits locally because the designated area in the Basin was not well suited for economic development opportunities. He stated that the current federal and state process had been significantly improved and would establish new Opportunity Zones for the next ten years.

Mr. Bennion reported that three census tracts within Vernal were eligible for consideration. Because the State of Utah must reduce approximately 130 eligible census tracts to only 37 statewide, City staff actively participated in the application process to improve Vernal's chances of selection. He explained that staff attended informational presentations, completed the required surveys, coordinated with Uintah County, Naples City, the Uintah Basin Association of Governments, and state officials, and worked collaboratively to prepare the City's submissions. Assistant City Manager Braeden Christofferson led much of that effort.

Mr. Bennion stated that if one or more of Vernal's census tracts were selected later in the year, the designation would become effective in January and would provide tax incentives intended to encourage private investment through capital gains benefits for qualified investors. He expressed optimism that receiving even one Opportunity Zone designation would create meaningful economic development opportunities for the community.

Councilmember Ed Long commended staff for their efforts, stating that obtaining even a single Opportunity Zone designation would represent a significant opportunity for Vernal and could have a substantial positive impact on future investment within the community.

Mr. Bennion explained that the Governor's Office was expected to finalize its recommended designations by the end of July before submitting them to the federal government. He stated that the State's recommendations were expected to be accepted without significant changes, with final federal processing anticipated to continue through the end of the year. If approved, the Opportunity Zone designations would become effective in January and remain in place for a 10-year period.

Mr. Bennion informed the Council about an upcoming visit from Relay for America, a grassroots relay carrying an American flag from San Francisco to Washington, D.C., in recognition of the nation's 250th anniversary. He explained that the relay operates continuously, with runners carrying the flag day and night, and that each mile of the route is dedicated to a military veteran. Mr. Bennion noted that many of the participants are veterans and that the effort is intended to promote national unity rather than any political cause.

Mr. Bennion reported that, after discovering the relay would pass through Vernal, City staff reached out to the organization to welcome the participants. He stated that the relay team was expected to arrive in Vernal at approximately 7:00 a.m. on Saturday and that the City planned to greet the runners at City Hall. The Vernal City Police Department would assist by providing a limited escort through the community, and Mayor Corey Foley planned to present a proclamation recognizing the group's visit. Mr. Bennion added that Uintah County Travel and Tourism would also participate in welcoming the relay team. He encouraged Councilmembers to attend if available and stated that additional information would be distributed prior to the event.

ADJOURN: There being no further business; *Councilmember Nick Porter moved to adjourn. Councilmember Randel Mills seconded the motion. The motion passed with a unanimous vote and the meeting was declared adjourned.*

MINUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD JUNE 17, 2026

Mayor Corey Foley

ATTEST:

Sara Bell, City Recorder

(S E A L)

PETITION FOR ANNEXATION

NOTICE:

- THERE WILL BE NO PUBLIC ELECTION ON THE ANNEXATION PROPOSED BY THIS PETITION BECAUSE UTAH LAW DOES NOT PROVIDE FOR AN ANNEXATION TO BE APPROVED BY VOTERS AT A PUBLIC ELECTION.
- IF YOU SIGN THIS PETITION AND LATER DECIDE THAT YOU DO NOT SUPPORT THE PETITION, YOU MAY WITHDRAW YOUR SIGNATURE BY SUBMITTING A SIGNED, WRITTEN WITHDRAWAL WITH THE VERNAL CITY RECORDER. IF YOU CHOOSE TO WITHDRAW YOUR SIGNATURE, YOU SHALL DO SO NO LATER THAN 30 DAYS AFTER VERNAL CITY RECEIVES NOTICE THAT THE PETITION HAS BEEN CERTIFIED.

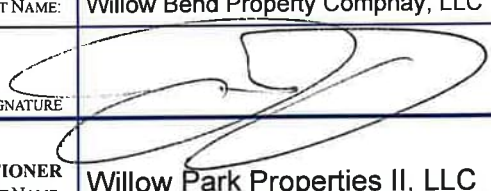
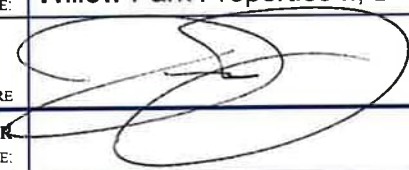
WE THE UNDERSIGNED owners of certain real property lying contiguous to the present municipal limits of the City of Vernal, Utah, hereby submit this PETITION FOR ANNEXATION and respectfully represent the following:

1. This petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated (UCA).
2. The property subject to this petition is an unincorporated area contiguous to the boundaries of the City of Vernal and the annexation there of will not leave or create an unincorporated island or peninsula.
3. This PETITION FOR ANNEXATION does not propose annexation of all or a part of an area proposed for annexation in a previously filed petition that has not been denied, rejected, or granted.

WHEREFORE, the petitioners hereby request that this petition be considered by the Vernal City Council at its next regular meeting, or as soon thereafter as possible, and that the City take such steps as required by law to complete the annexation herein petitioned.

Dated this 9 day of June, 2026.

The petitioner(s) hereby sign(s) this PETITION FOR ANNEXATION and designate no more than five of the signers as "Sponsor," one of whom has been designated "Contact Sponsor/Petitioner," and has provided the mailing address and phone number of each sponsor.

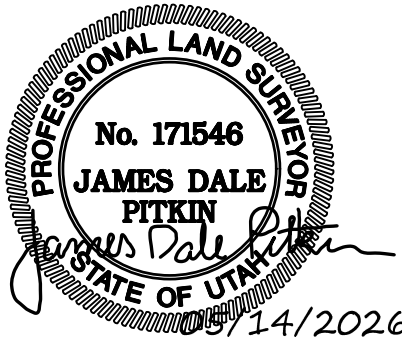
	PETITIONER(S)	ADDRESS	PHONE
CONTACT SPONSOR/PETITIONER PRINT NAME:	Willow Bend Property Compnay, LLC	775 West 1200 North STE 100 Springville UT 84663	801-489-9535
Michael Morley SIGNATURE			
SPONSOR/PETITIONER PRINT NAME:	Willow Park Properties II, LLC	775 West 1200 North STE 100 Springville UT 84663	801-489-9535
Michael Morley SIGNATURE			
SPONSOR/PETITIONER PRINT NAME:			
SIGNATURE			
SPONSOR/PETITIONER PRINT NAME:			
SIGNATURE	 Authorized Agent		
SPONSOR/PETITIONER PRINT NAME:			
SIGNATURE			

SURVEYOR'S CERTIFICATE

This is to certify that this plat was prepared from an actual survey made by me or under my supervision and that the same are true and correct to the best of my knowledge and belief.

Date: May 14, 2026

James D. Pitkin, LPS
License No. 171546



ANNEXATION BOUNDARY DESCRIPTION

Beginning at the West Quarter Corner of Section 21, Township 4 South, Range 21 East, Salt Lake Meridian (Basis of Bearing being North 88°33'54" East 5377.79 feet measured along the Quarter Section line between the West Quarter Corner and East Quarter Corner of said Section 21) and running thence North 01°57'20" West 228.05 feet along the west line of said Section 21; thence North 88°33'54" East 990.18 feet; thence North 01°23'57" West 56.31 feet; thence South 88°36'03" West 287.31 feet; thence North 15°02'16" West 53.42 feet to a point of curvature with a 3.96 foot radius curve to the left; thence Westerly 7.56 feet along the arc of said curve through a central angle of 109°26'49" (chord bears North 69°45'40" West 6.46 feet); thence North 33°25'37" West 78.16 feet to a point of curvature with a 25.16 foot radius curve to the right; thence Northerly 45.01 feet along the arc of said curve through a central angle of 102°29'23" (chord bears North 17°49'04" East 39.25 feet); thence North 69°31'59" East 45.35 feet; thence North 04°43'23" East 202.85 feet; thence South 89°53'09" West 36.15 feet to a point of curvature with a 175.90 foot radius curve to the left; thence Westerly 35.34 feet along the arc of said curve through a central angle of 11°30'40" (chord bears South 84°07'49" West 35.28 feet); thence South 77°27'24" West 203.71 feet; thence North 55°40'43" West 63.58 feet; thence North 88°38'18" East 21.38 feet; thence North 01°57'28" West 169.40 feet; thence North 88°33'48" East 916.76 feet; thence South 01°50'38" East 303.39 feet; thence North 88°33'54" East 1339.12 feet to the Quarter section line of said Section 21 and the Westerly boundary of Vernal City; thence along said line and Vernal City Boundary South 01°43'50" East 1779.02 feet; thence North 83°00'00" West 262.28 feet; thence North 45°00'00" West 100.00 feet; thence West 200.00 feet; thence North 61°00'00" West 300.00 feet; thence North 12°00'00" West 350.00 feet; thence North 69°00'00" West 530.38 feet; thence South 01°50'11" East 218.72 feet; thence South 88°26'05" West 1090.50 feet; thence North 01°36'55" West 218.84 feet; thence North 89°30'25" West 247.79 feet to the westerly line of said Section 21; thence along said line North 01°57'28" West 437.98 feet to the POINT OF BEGINNING.

Contains 3,477,546 square feet or 79.833 acres, more or less.

NARRATIVE

This Local Entity Plat was requested by Legend Engineering for annexation of the following parcels into Vernal City: 04-126-0061, 04-126-0064, 04-126-0065, 04-127-0010, 04-128-0012, 04-128-0013, 04-128-0014 & 04-128-0015.

The Basis of Bearings for this survey is North 88°33'54" East 5377.79 feet measured along the Quarter Section line between the West Quarter Corner and East Quarter Corner of Section 21, Township 4 South, Range 21 East, Salt Lake Base & Meridian as shown on the Road Dedication Plat for Main Street and Aggie Boulevard, dated March 8, 2012 filed as File No. 3754 at the Office of the Uintah County Surveyor (Ref. 1).

UINTAH COUNTY SURVEYOR'S REVIEW

I hereby certify that the Uintah County Surveyor's Office has reviewed this plat for mathematical correctness, Section Corner data, and for harmony with survey control on record in county offices. The approval of this plat by the Uintah County Surveyor does not relieve the licensed land surveyor who executed this plat from his responsibilities and/or liabilities associated therewith.

Signed this _____ day of _____, 2026.

Uintah County Surveyor

MAYOR AND CITY COUNCIL APPROVAL AND ACCEPTANCE

I hereby certify that we, the undersigned Vernal City Council have adopted a resolution of its intent to annex the tract of land shown herein and subsequently adopted an ordinance annexing said tract into Vernal City, Utah and that a copy of the ordinance has been prepared for filing here with all in accordance with Utah Code Section 10-2-403as revised and that we have examined and do hereby approve and accept the annexation of the tract as shown as apart of said city and that said tract of land is to be known hereafter as the

VERNAL CITY - WILLOW BEND ANNEXATION

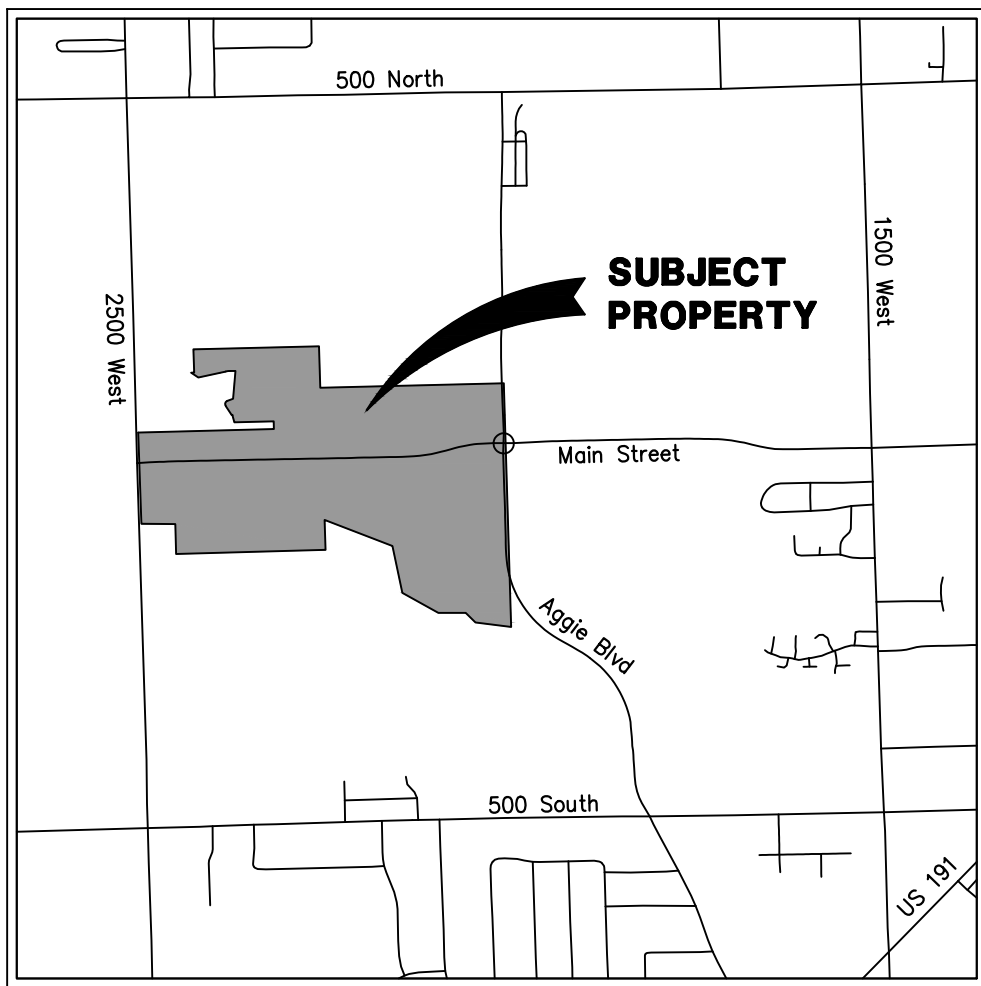
This _____ day of _____, 2026.

Mayor, Vernal City

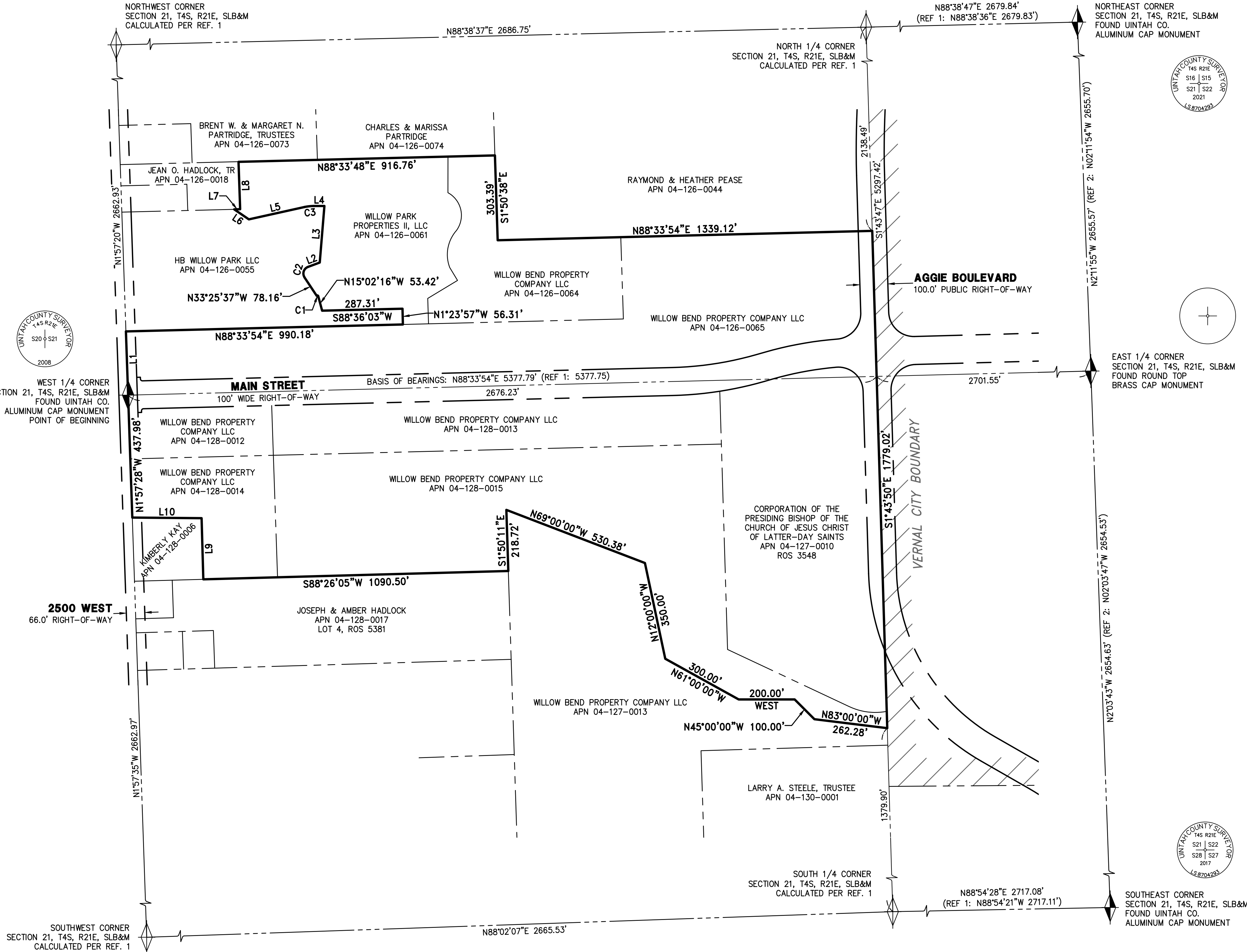
Attest:

City Recorder

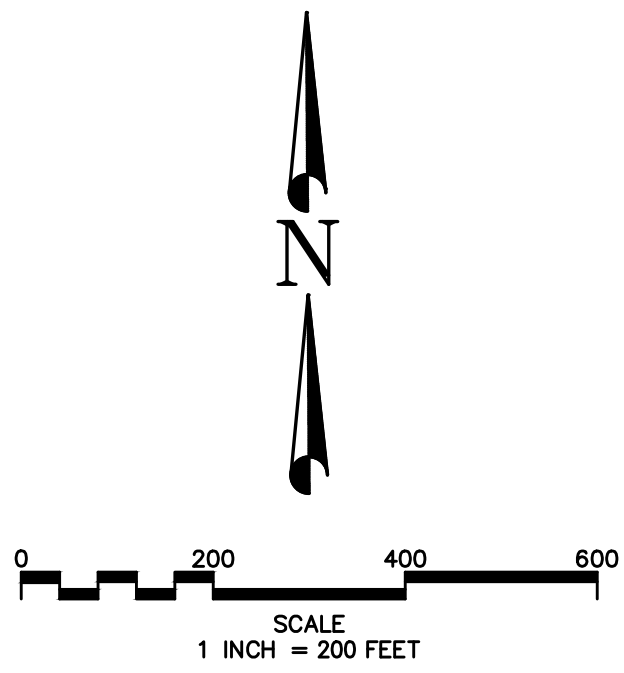
Line Table		
Line	BEARING	LENGTH
L1	N 01°57'20" W	228.05
L2	N 69°31'59" E	45.35
L3	N 04°43'23" E	202.85
L4	S 89°53'09" W	36.15
L5	S 77°27'24" W	203.71
L6	N 55°40'43" W	63.58
L7	N 88°38'18" E	21.38
L8	N 01°57'28" W	169.40
L9	N 01°36'55" W	218.84
L10	N 89°30'25" W	247.79



VICINITY MAP
N.T.S.



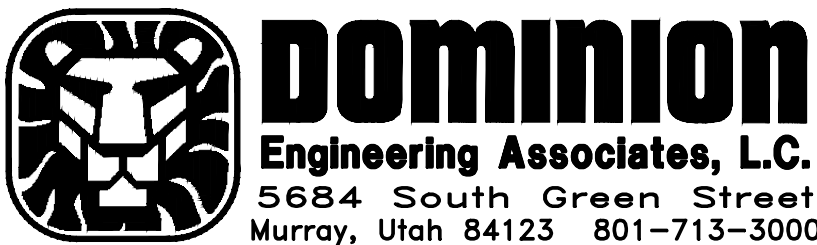
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	3.96'	7.56'	109°26'49"	N 69°45'40" W	6.46'
C2	25.16'	45.01'	102°29'23"	N 17°49'04" E	39.25'
C3	175.90'	35.34'	11°30'40"	S 84°07'49" W	35.28'



LEGEND	
	ANNEXATION BOUNDARY LINE
	PARCEL LINES
	SECTION LINE
	RIGHT-OF-WAY LINE
	SECTION MONUMENTS FOUND, NOT FOUND (AS NOTED)
	RECORD BEARINGS AND/OR DISTANCES
	ROAD DEDICATION PLAT - MAIN STREET AND AGGIE BOULEVARD, DATED MARCH 8, 2012 FILED AS FILE NO. 3754 AT THE OFFICE OF THE UTAH COUNTY SURVEYOR.

DRAWN	BJE 04.2026	CHECKED	JDP 04.2026
DESIGNED		PROJECT ENGINEER	
APPROVED	JDP	PROJECT MANAGER	

LEGEND ENGINEERING
VERNAL, UTAH COUNTY, UTAH



LOCAL ENTITY PLAT
VERNAL CITY - WILLOW BEND ANNEXATION
LOCATED IN THE WEST HALF OF SECTION 21,
TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE & MERIDIAN

PROJECT NO.		4367	
SHEET NO.		1 of 1	
0	RELEASED FOR REVIEW	JDP	05.14.26
NO.	REVISIONS	BY	DATE