

COUNCIL MEETING MINUTES

Item

1) CALL CITY COUNCIL MEETING TO ORDER

- a. Welcome and Roll Call** - Mayor Nile Mathisen welcomed all in attendance and called roll. The Council Members in attendance are Ben Allred, Alfred Kettle, Steve Secrest and Shaun Murray. Secretary Tasha Crum.
- b. Prayer** – Shaun Murray
- c. Pledge of Allegiance** - said by all in attendance.
- d. Public Attendees** – Leah Bastian, Nicholas Woodland, Joe Hadlock, Jeffrey Baker, Becky McCormick and Patience Watkins.
- e. Conflicts of Interests** -- *All Council Members who have a conflict with any item on the agenda please state concern.*
 - Council Member Al Kettle recused himself from discussion and voting on Item 2 due to conflict of interest.
 - Council Member Ben Allred recused himself from discussion and voting on Item 5 due to conflict of interest.

2) CUP APPROVAL MILLER WEST PAD-Uintah Wax/Andrea Gurr

Andrea Gurr, representing Uintah Wax, proposed a new eight-well horizontal pad with plans to permit all wells this year and begin drilling half by year-end. Per Ballard City Conditional Use Permit (CUP) regulations, wellheads must be located at least 1,000 feet from any dwelling unless a written waiver is obtained. Andrea confirmed that the property owner, whose dwelling is approximately 834 feet from the proposed site, has already signed a waiver. Additionally, following discussions at the previous Planning and Zoning meeting, Andrea agreed to comply with CUP requirements regarding directional signage to manage traffic flow properly.

Motion made by Council Member Ben Allred to approve the CUP for the Miller West pad and installation of directional signage for Uintah Wax, 2nd by Council Member Steve Secrest. All in favor.

YEA

Council Members

Nile Mathisen
Ben Allred
Steve Secrest
Shaun Murray

NAY

RECUSED

Al Kettle

3) COMMENTS FROM JOE HADLOCK (not on original agenda).

- Joe Hadlock, with Tri County Health, discussed water and wastewater issues, emphasizing the need for proper septic systems and challenges of water scarcity.
- Joe mentioned if anyone has complaints, they may call the office where the secretary will record them for reporting or submit them online. He also mentioned he will return for the water meeting in two weeks.

4) DISCUSSION AND APPROVAL TO ALLOW PUBLIC RENTAL OF BALLARD CITY OFFICE-

- The matter was tabled until the next meeting.

- 5) **ZONE CHANGE FROM A-5 TO RA-1**-Ben Allred
Ben Allred proposed a zone change from Agricultural 5-Acre (A-5) to Residential-Agricultural 1-Acre (RA-1), located at 1920 N 2500 E, Ballard. There was a public hearing in Planning and Zoning on June 2nd, 2026, which was approved by the Commission and recommended to City Council.

Motion made by Council Member Steve Secrest to approve the Ordinance No. 2026-07-002, zone change from A-5 to RA-1, for Ben Allred, 2nd by Council Member Shaun Murray. All in favor.

YEA

COUNCIL MEMBERS

Nile Mathisen
Al Kettle
Steve Secrest
Shaun Murray

NAY

RECUSED

Ben Allred

- 6) **DISCUSSION AND POSSIBLE APPROVAL TO HIRE NEW BUILDING/ZONING STAFF MEMBER-**

Council Member Ben Allred expressed that while the current moratorium restricts development, it is temporary. He emphasized the need for a dedicated professional to handle planning, zoning, and building tasks. Having an in-house building inspector would support new business growth and increase tax revenue.

The Council suggests tabling the hiring decision until the water moratorium issue is settled.

Motion made by Council Member Steve Secrest to table the hiring of this candidate, 2nd by Council Member Al Kettle. All in favor.

YEA

Council Members

Nile Mathisen
Al Kettle
Ben Allred
Steve Secrest
Shaun Murray

NAY

- 7) **ENGINEERING UPDATE-** Jeff Baker

Jeff Baker, with Jones & DeMille, informed the city council that a pre-construction meeting for the 1000 South project is scheduled for Monday (July 13), with construction expected to begin soon. He explained that he and his team are currently working on updating the city's design and construction standards and redlined a good portion of it to align with the details and specs used on projects like 1500 East. Some elements are already dictated by code, so a lot of this effort is about matching those existing requirements while cleaning up the rest.

- 8) **UINTAH COUNTY SHERIFF / COMMISSION REPORTS**

- Deputy Pratt was not in attendance.
- Council Member Steve Secrest updated the council on his follow-up meeting with Deputy Pratt. They discussed enforcing ordinances as is already written in the city code. The Ordinance will be posted to social media sites so residents are fully aware that active enforcement will be taking place.

- 9) **BOARD MEETING UPDATES-**Al Kettle

- Council Member Al Kettle provided a brief update regarding the recent Planning and Zoning meeting.

- 10) **OFFICE / PROJECTS REPORT**

- Nothing to report on.

- 11) **REVIEW AND CORRECT MINUTES**

- a. Council Meeting June 16, 2026

Motion made by Council Member Al Kettle to approve the council minutes of June 16th, 2026 as written, 2nd by Council Member Steve Secrest. All in favor.

YEA

NAY

Council Members

Nile Mathisen
Al Kettle
Ben Allred
Steve Secrest
Shaun Murray

b. Combined Meeting June 16, 2026

Motion made by Council Member Al Kettle to approve the combined meeting minutes of June 16th, 2026 as written, 2nd by Council Member Shaun Murray. All in favor.

YEA

NAY

Council Members

Nile Mathisen
Al Kettle
Ben Allred
Steve Secrest
Shaun Murray

12) FOLLOW-UP ON PAST MINUTES

- Council Member Steve Secrest reported The Ferguson Group works like attorneys and requires a retainer to start. He would like to set up a combined work meeting with Water and City to discuss further.

13) MAYOR'S REPORT

- Mayor Nile Mathisen discussed the upcoming vacancies for the City Attorney and Building Inspector positions due to pending retirements. He noted the importance of beginning the planning process for hiring for both positions.
- He also addressed the existing Ordinance 8.05 Weeds And Nuisances regarding weed control, noting that a formal letter will be distributed to residents and businesses to initiate enforcement of these regulations.

14) COUNCIL REPORTS

- Nothing to report on.

15) FINANCES: Checks, Statements, Reports and Budget

- Mayor Nile Mathisen discussed finances.

Motion made by Council Member Al Kettle to approve the finances as presented, 2nd by Council Member Ben Allred. All in favor.

YEA

NAY

Council Members

Nile Mathisen
Ben Allred
Al Kettle
Steve Secrest
Shaun Murray

16) EXECUTIVE SESSION

- No executive Session was held.

17) ADJOURN COUNCIL MEETING

Motion made by Council Member Al Kettle to adjourn Council Meeting, 2nd by Council Member Ben Allred at 8:15 p.m. All in favor.

YEA
Council Members
Nile Mathisen
Al Kettle
Ben Allred
Steve Secrest
Shaun Murray

NAY

Mayor Nile Mathisen

Date

Secretary Tasha Crum

Date

Approved Signed Copy filed in the Ballard City Offices

DRAFT