

**WOODS CROSS CITY COUNCIL MEETING
JULY 7, 2026**

The Woods Cross City Council held a meeting on July 7, 2026, at 6:30 P.M. The meeting took place at Woods Cross City Hall, located at 1555 South 800 West, Woods Cross, Utah.

COUNCIL MEMBERS PRESENT:

Ryan Westergard, Mayor
Julie Checketts
Jim Grover-(Joined at 7:00 pm)

Eric Jones
Rachel Peterson
Wally Larrabee

STAFF PRESENT:

Bryce Haderlie, City Administrator
Curtis Poole Community Development Director
Sam Christiansen, Public Works Director
LaCee Bartholomew, Community Services Manager

Annette Hanson, City Recorder
Johnny Filler, Public Works
James Bigelow, Police Chief
Brain Passey, Finance Director

PUBLIC ATTENDANCE:

LeGrande Blackley
Rebekah Bowman
Joel Cahoon

Brett Sutherland
Sarina Ehrgott
Don Schrader

Tina Sutherland
Sierra Burnett
Lois Schrader

INVOCATION/PLEDGE:

Julie Checketts

BOUNTIFUL DAVIS ARTS CENTER GUEST

Ms. Sarina Ehrgott addressed the Commission and showed the Council how the arts center is serving the community with the continuous support of Woods Cross City and other communities. She presented some slides to the Council showing the artwork at the arts center and explained that attendance at the arts center is free. She shared specific events arts that take place at the center for the community to participate and enjoy.

Following her presentation, she asked Woods Cross City to continue their support of the arts center with another donation of \$5000 for the Bountiful Davis Arts Center.

The Mayor thanked Ms. Ehrgott for her presentation and suggested that anyone who has not been to the arts center go and take advantage of the opportunities that are there.

CONSENT AGENDA ITEMS

The Council reviewed the consent agenda items and Council Member Jones made a motion to approve the consent agenda items as presented with Council Member Larrabee seconding the motion and all voted in favor of the motion through a roll call vote.

CONSIDERATION TO APPROVE MINUTES

The Council reviewed the minutes of the City Council meetings held on 6/2/26 and 6/12/26. The minutes were approved as written through the consent agenda.

RATIFY CASH DISBURSEMENTS

The Council ratified the cash disbursements for 5/20/26-7/3/26 through the consent agenda.

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ADOPT RESOLUTION 2026-1005 APPROVING AWARDDING CONTRACT FOR 2026 MILL AND OVERLAY PROJECT

This item was moved to the Action Items list as requested by the City Council for further discussion.

ADOPT RESOLUTION 2026-1006 APPROVING AWARDDING CONTRACT FOR 2026 STREET PRESERVATION

This item was moved to the Action Items list as requested by the City Council for further discussion.

PUBLIC COMMENT

The Mayor then opened the meeting to comments from the public.

Mr. Brett Sutherland said that as a resident he is appreciative of the City Council and all they do. He said when the condominium's went in across the street from his house there is more traffic and said there is more of a need for a second driveway for safety reasons. He said he did not know where you would find property that would have 150 feet between approaches that the city is requesting. He said the traffic light has made it even harder to get out of his driveway now. He said the biggest problem for him is the 3 drives into the condominium's that are across the street from him because there is always a blind spot no matter which way you are turning. He said he feels like there should be some exceptions made for circular drives for safety reasons.

Ms. Sierra Burnett addressed the Council and said she wanted to propose an amendment to the urban poultry policy to add ducks because their eggs are superior in quality and nutrition. She said ducks have other advantage such as they throughout the winter months. She said they have a higher egg yield than chickens. She said they are also very quiet and would reduce noise compared to chickens. She said there are many flightless breeds of ducks so you would not worry about them getting out. She said ducks offer natural pest control for mosquitoes and other pests. She also said they do not scratch the ground, so they do not ruin yards. She noted there would not be a need for additional language to the ordinance other than just adding and managing ducks to the chicken ordinance.

Council Member Checketts asked what water requirements would be needed for a duck. Ms. Burnett said it does not take as much water as people think to raise ducks and you would just need a small tub.

Council Member Jones said he had someone reach out to him about skunks being a problem in the neighborhoods. He asked what could be done for a skunk problem. The Public Works Director said that all animal care problems are directed to the South Davis Animal Care. Council Member Jones said his neighbor had reached out to them and they said they do not deal with skunks.

The City Administrator said residents may need to reach out to a professional to have them exterminate or trap the skunks. Council Member Jones said it is a neighborhood problem, and they are not sure where the skunks live or where they are coming from so it would be hard to decide who hires the professional.

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The Mayor said he had heard from a resident who said they are coming through the linear park and possibly coming from the tall grass area from the airport. The Public Works Director said he could put some traps out on city property, but he was not sure how the best way to go about that would be, but he would look into it.

There was discussion on what if domesticated animals get in the traps and how often the traps would be checked. The Public Works Director said he has not dealt with that yet, so he did not know. It was suggested that traps would need to be checked daily to ensure a domesticated animal is not caught and left in the trap or leave a skunk in a trap for an extended period of time.

The Mayor asked staff to explore ideas, check with animal control, check with other cities, and see how they manage skunks and the staff said they would do so.

Mr. Don Schrader asked what animal control does control. The Mayor said they deal with domestic animals. Mr. Schrader said he has complained about dogs in the past and Animal Control have not helped. The Mayor said they would look into what the city contract covers.

Mr. Dennis Hooper addressed the Council about the white lines on 1500 South. He said he felt like the white line on 1500 South needs to be addressed. He said he cannot legally turn into his street. The Mayor said you can cross it, but it is not a turn line. He said the Council might want to go all the way down 1500 South with a dashed line so there are legal turns on the road all the way down. Mr. Hooper also said there are trucks with flammable liquids coming up the street where they are not supposed to be. He said oil tankers come all the way up 1500 South. He suggested putting up some flashing lights on the road that say no tanker allowed. He said there are signs that say no flammable liquids allowed but the trucks ignore the signs and come up the road all of the time anyway.

There were no further public comments, and the Mayor thanked those who had commented and then closed the public comment period.

ADOPTION OF TRANSPORTATION MASTER PLAN

The Public Works Director noted the following for the City Council:

“On May 12, 2026, the Planning Commission approved a motion to recommend the adoption of the Transportation Master Plan to the City Council.

“The 2019 General Plan emphasized proactively addressing the city’s transportation system to accommodate current and future growth, projected at approximately 2% annually at the time. As development continues, ensuring that streets, intersections, pedestrian connections, and other infrastructure remain safe and efficient for residents, businesses, and visitors is crucial.

“State law mandates that municipal general plans include a transportation element. This component identifies existing facilities, forecasts future needs, and guides improvements to support growth and maintain mobility. Regular updates to transportation plans enable informed decisions on roadway improvements, connectivity, and long-term infrastructure investments. To this end, the city collaborated with J-U-B Engineers to develop

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the Transportation Master Plan, which evaluates the current network, highlights areas for improvement, and provides actionable recommendations for future planning and capital projects.

“Public input was incorporated through two open houses held at City Hall on November 20, 2024, and January 20, 2026. Feedback from residents shaped the plan’s recommendations and adjustments.

“In compliance with 2025 Senate Bill 195, which requires cities to identify and estimate projects that affect interconnectivity, the plan recognizes key impediments, including the airport, railroads, and I-15, that hinder pedestrian and vehicular flow. These projects are identified with cost estimates but do not obligate the city to undertake them. The plan satisfies all SB 195 requirements.

“The outlined projects include timelines contingent on City Council approval and funding. These projects can also be used to support applications for state and federal grants for pedestrian and bicycle safety and road improvements.

Following the information given by the Public Works Director, there was discussion about whether a pedestrian tunnel would be required. The Public Works Director said the state requires problem areas for the transportation plan to be identified in the city and solutions provided but the solutions were not required to be constructed.

PUBLIC HEARING—CONSIDERATION TO APPROVE ORDINANCE 641 AMENDING THE GENERAL PLAN AND ADOPTING THE TRANSPORTATION MASTER PLAN

Following the information given by the Public Works Director, the Mayor then opened the public hearing. There were no public comments, and the Mayor closed the public hearing.

Council Member Checketts made a motion to approve ordinance 641 amending the General Plan and adopting the Transportation Master Plan. Council Member Larrabee seconded the motion, and all voted in favor of the motion through a roll call vote.

CONSIDERATION TO ADOPT RESOLUTION 2026-1007 MODIFYING INTERSECTION ROAD MARKINGS AT 1900 SOUTH 1100 W AND 1500 S 1100 W

The Public Works Director continued with the floor and noted the following for the City Council:

1900 S 1100 W

Since working with the Meadow Crossing PUD, off 1900 S and 1100 W, to get the road dedicated and the old sign island removed from the roadway, City staff have received requests to paint a dedicated left-turn lane now that the 1900 S asphalt is at full width at 1100 W. Residents and staff have observed increased traffic backing up on 1900 S when someone attempts to turn left onto 1100 W during Legacy Prep School drop-off/pick-up. With the forthcoming 4-way stop at 1970 S (currently awaiting Wood Preserve installation), backing up on 1900 S will increase during drop-off/pick-up hours and rush hour.

City staff reviewed whether painting turn lanes at this intersection complied with the Manual of Uniform Traffic Control Devices (MUTCD) warrants. No specific warrants apply, and a traffic study is not required in this

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situation. JUB traffic engineers have confirmed this. The only requirements are to meet lane widths and the centerline (double yellow) taper length. Staff measured the widths and lengths and had JUB draw an exhibit for the road paint plans, to be kept on file.

1500 S 1100 W

City Staff have received numerous requests to install dedicated right-turn lanes at the 1500 S and 1100 W intersection, highlighting concerns about the confusing solid white edge line and instances of vehicles turning right onto the paved shoulder between the curb and edge line. Chief Bigelow has investigated this issue, and the Utah Highway Patrol has confirmed that turning in this shoulder is illegal as it is currently painted, underscoring the safety risks involved.

In response, City Staff analyzed relevant standards, including the MUTCD and state law, to assess the feasibility of modifying the road markings to create dedicated right-turn lanes. JUB traffic engineers indicate that implementing such lanes would require comprehensive traffic studies, intersection redesign, acquisition of right-of-way from property owners, and significant construction costs. Additionally, the current asphalt width cannot accommodate a four-way intersection with dedicated turn lanes, especially considering the access needs of oil trucks serving Peak Asphalt at 991 W 1500 S.

A practical solution is to remove the fog lines and solid white markings approximately 200 feet from the intersection on all approaches. This alteration would provide the necessary lane width and enable vehicles to make legal right turns, pulling closer to the curb as required by Utah State Code 41-6a-801 (1), which mandates that right turns be made as close as practicable to the right-hand edge of the road, edge lines, or curb.

Implementing this change would allow vehicles to turn right when sufficient space is available, aligning this intersection with similar setups across the county and ultimately improving flow. The existing white lines would be ground or sealed over. Since the designated school crossing does not currently apply at this location as part of the safe route to school for Woods Cross Elementary, the existing school-related road markings would be removed, and standard pedestrian crossings and stop bars would be installed instead.

Looking ahead, if traffic demands increase or if directed by the city council, the intersection can be expanded and upgraded to meet MUTCD standards, which may include adding dedicated right-turn lanes. This ensures the intersection accommodates current traffic needs while allowing for future improvements, supporting efficient movement for all users.

The Public Works Director noted the cost for the road markings would be approximately \$1,500 for 1900 S 1100 W and approximately \$700 for 1500 S 1100 W. He also noted the city would save on contractor mobilization fees if both intersections were painted at the same time, along with some yearly maintenance.

Following the information given by the Public Works Director, Council Member Checketts asked why there were fog lines put in. The Public Works Director said they are an edge line for parking on the street. It was noted the lines had not been on the roads for a long time.

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The Mayor said the lines are confusing going up 1500 South. He suggested not to require those lines be put in when the road is repaved. He said he feels like it is causing more confusion than it is solving.

Council Member Jones said he likes the line when he is riding his bike because it is clearer where to ride. Council Member Grover said he agrees that it can be a safety issue.

Council Member Checketts said she felt like the community is largely a car community and not a bike community, so she felt it was better to alter the lines to the mass majority. She felt they are not necessary and it is causing more confusion.

Council Member Jones asked about the law for turning and the Chief explained that cars are required to pull as close to the curb as possible to make a right hand turn if there are two cars and no line.

The Council asked why pulling the line back 200 feet would help. The Public Works Director said it allows the 4-way stop to function as it should allow a car to make a right-hand turn and if there are two cars waiting.

Council Member Checketts said she would like to see the fog lines removed.

Council Member Jones said he would prefer fog lines on all major roads.

The Mayor said for this agenda item they are just addressing the two areas previously mentioned.

The City Administrator said he felt more comfortable addressing the two intersections as outlined and then put this back on the agenda for another discussion in more detail to include other roads within the city.

Council Member Checketts asked if the Public Works Director would be able to fix the fog lines around the two intersections as noted and he said he could do so.

Following the discussion, Council Member Peterson made a motion to adopt resolution 2026-1007 modifying intersection road markings at 1900 S 1100 W and 1500 S 1100 W within 200 feet in all directions as presented. Council Member Larabee seconded the motion, and all voted in favor of the motion through a roll call vote.

ADOPT RESOLUTION 2026-1005 APPROVING AWARDING CONTRACT FOR 2026 MILL AND OVERLAY PROJECT

The Mayor gave the floor to the Public Works Director who noted in an effort to continue to improve the city's roads, the staff has reviewed the 2026 Road Depreciation Plan, the 2025 LTAP Road Assessment, and the current road assessment by staff to determine road conditions and has developed a project to address some of them this summer. He noted the project was advertised in accordance with the city and state's procurement requirements for Roads B&C funds. He said the bid opening that occurred on July 1, 2026, was for the following roads:

- 1100 S, 675 W, 760 W, and 1000 S near Woods Cross Elementary (to be completed before School Starts)
- 1850 S & 835 W, between 1800 S and 965 W

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The Public Works Director noted money for the project was approved in the FY 2026-27 interim budget. He said there is currently a \$600,000 budget in the Streets Maintenance fund and recommended the Council approve this resolution awarding the Mill and Overlay Project to Black Forest for \$308,779.00 as the low bidder.

Council Member Peterson asked if the fiscal year would come into play. She said she wanted to make sure this project was done before school is back in session. She asked if this could have been approved in May before the fiscal year. The Mayor said they could not have started until July 1 if it was approved in May.

Council Member Checketts said she would like to make it a requirement moving forward that the approvals for road work around the schools should be in done in May and bids can be put in June and work and start in July. She said she wanted to make sure they were done before school starts and be more proactive in planning around the school areas.

The Public Works Director said he could do that, but it would need to be clear what budget year is used.

Following the information given, Council Member Checketts made a motion to adopt resolution 2026-1005 approving awarding contract for 2026 mill overlay project as presented . Council Member Peterson seconded the motion, and all voted in favor of the motion through a roll call vote.

ADOPT RESOLUTION 2026-1006 APPROVING AWARDING CONTRACT FOR 2026 STREET PRESERVATION

The Public Works Director noted in an effort to preserve and extend the life of existing and new asphalt roads that the City has paved, as well as other roads due for treatments, they are proposing 3 types of preservation treatments this summer. City staff have received quotes following the city and state procurement code for the 3 types of preservation treatments for the following roads:

- 1750 S and 1850 S west of 1100 W will receive Slurry Seal Type 2, which is for low volume local roads with minor cracking, with a slurry that has smaller aggregates. Slurry seal has a cure time of 4-8 hours, depending on air temperature.
- 1500 S and 800 W will receive Slurry Seal Type 3, which is for high-volume collector roads with a slurry that has larger aggregate. Slurry seal has a cure time of 4-8 hours, depending on air temperature.
- 875 W and 1175 S, 1935 S west of 800 W, 2000 S and 2025 S area east of 800 W, all will receive an AP4 Seal Coat, a sole-source product from Andersen Asphalt - for newly paved local roads and roads with minimal cracking. Leaves a smoother finish and can take up to 24 hours to cure, shorter if the temperature is cooler. This sealant is sole-source and proprietary.

The Public Works Director noted the quotes include traffic control and repainting the existing road markings, with 48-hour resident notification. There is a map showing roads that will receive different types of slurry seal treatment and roads that will receive the AP4 sealcoat. A 48-hour resident notification is required as per the contract.

The Public Works Director noted that money for this project was approved in the FY 2026-27 tentative budget. He noted after the Mill/Overlay project was approved in this meeting, there is currently \$291,221.00 left in the

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budget in the Streets Maintenance. He said the remaining budget after this project will be \$198,703.25 for other misc. Projects, road base, and asphalt patching.

The Public Works Director noted that staff recommend that the Council approve this resolution for the 2026 Asphalt Preservations and approve M&M Asphalt for slurry seals for \$56,013.75 and approve Andersen Asphalt for Sealcoats for \$36,504.00 and start work as soon as possible with the slurry seal on 800 W and 1500 S, occurring before school starts.

The Public Works Director said he received a letter from UDOT and they did approve the asphalt that was in question. He said there were tests done and there was a determination that it was approved.

The City Administrator said it will be important to keep up the maintenance schedule so the asphalt will hold up as long as possible.

The Public Works Director said that is why he waited on doing the street preservation because he was not sure whether the asphalt would be taken out and did not want to spend the funds on the preservation not knowing the outcome of the asphalt decision.

Council Member Checketts made a motion to adopt resolution 2026-1006 approving awarding the construction for 2026 street preservation as presented. Council Member Peterson seconded the motion, and all voted in favor of the motion through a roll call vote.

SECOND DRIVEWAYS AND HARD SURFACES FOR SINGLE-FAMILY RESIDENTIAL ZONES

The Mayor gave the floor to the Community Development Director who noted the Council had requested that staff further evaluate the city's regulations governing residential driveways and hard surface coverage to determine whether amendments to the code should be considered. He said the Council specifically asked that staff research how neighboring communities regulate multiple driveways, front yard hard surface coverage, and driveway surfacing materials.

The Community Development Director said staff reviewed the regulations of several cities throughout Davis County to identify common practices and to determine whether the city's current standards are consistent with surrounding communities.

The Community Development said staff reviewed ordinances of Bountiful, Layton, North Salt Lake, Centerville, Kaysville, Farmington, Syracuse, West Bountiful, and Clinton. He said while each city regulates residential driveways differently, several consistent themes emerged.

He went over some of the different regulations with Council. He said that overall, staff found that neighboring cities generally emphasize preserving landscaped front yards while allowing flexibility for additional driveways when adequate lot size, frontage, and spacing standards are met. He said most cities require hard-surface driveways, with very limited exceptions for gravel.

The Community Development Director asked the Council for discussion on the following policy questions regarding this matter:

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- Should the city require all driveways, including second driveways, and parking pads be constructed of hard surface materials, or should gravel be permitted under specific circumstances?
- If gravel parking areas are allowed, should minimum construction standards (such as gravel depth, edging, and maintenance requirements) be established?
- Should the city limit front yard hard surface coverage to preserve landscaping?
- Should additional driveways be permitted on all residential lots, or only on larger lots or those with sufficient street frontage?

Following the information given by the Community Development Director, the Council had a discussion on allowing second driveways and whether they wanted to allow a second drive, allow gravel drives and if there should be a limit to hard surface coverage in a front yard.

The Council determined they would like to allow a second driveway and did want to limit the amount of hard surface in the front yard of a home. They also said they would like the 150 feet requirement between driveways reduced to more like 80-100 feet and more like 50% landscape. The majority of the Council said they would like to limit gravel drives in the city.

There was also a suggestion to put a pending ordinance restriction and second driveways not allowing any curb cuts or drives because the Council is considering an ordinance that may be restrictive and, they are putting a pending ordinance restriction on allowing any more right now. The Mayor said it would need to be put on a future agenda.

Staff were directed not to issue any more permits until such time that a decision is made on any changes to the second drive ordinance. The City Administrator said he would add that to the next agenda. The Council also asked to add a dual access for a half circle in the review of the second driveways/access.

Mr. Poole said if they decide to go to hard surface from now on, gravel is grandfathered for those who already have it in. He said they can look on satellite images to check for who had gravel that may be grandfathered.

The Community Development Director said he would take back what the Council had discussed to the Planning Commission to define minimum standards for the parameters of this discussion.

FY2027 CAPITAL PROJECTS CONSIDERATION AND DIRECTION

The City Administrator noted this item is for the Council to determine which capital projects will be included in the final FY27 budget. He said he would ask that the Council evaluate the capital projects list. He also said that senior staff members met and ranked the general fund projects in the order with #1 being of the greatest overall priority to the city and going down in level of priority. He said the projects that are approved will be added to the final budget that will be presented on August 4, 2026. The Council discussed the various capital projects and what projects they felt would be top priorities to add to the final budget.

CITY COUNCIL AND PLANNING COMMISSION COMPENSATION FY2027

The City Administrator noted that following the required public hearing, there was discussion at the June 12th meeting to postpone the compensation of the Mayor, City Council, and Planning Commission members. Curtis Poole spoke to the Planning Commission at their last meeting, and they felt that due to the small amount of the

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increase, .98 cents per meeting, keeping the compensation on par with inflation seems reasonable and less than \$175 for the year.

The compensation increase for the Mayor is \$380 for the year, and \$197 per city Council Member, or \$1,182 total all of the city council members.

Office or Position	FY26 Compensation	FY27 Compensation	% Increase
Mayor	\$15,872 yr.	\$16,252 yr	2.4%
City Council Members	\$8,192 yr.	\$8,389 yr.	2.4%
Planning Commission Members	\$53.25 per mtg.	\$54.53 per mtg.	2.4%

The City Administrator noted that because the public hearing has been held, the City Council can indicate what increases they want included in the budget and they can be included in final budget.

The Council reviewed this increased compensation and felt like this was fair compensation which had been put into place previously. It was noted this was a much smaller increase for the Council than what surrounding cities compensate their Councils.

Council Member Grover said at the last meeting he suggested the Council not take the COLA increase this year since there was going to be an increase in property taxes for the citizens and by not taking an increase this year would send the right message to the citizens.

Council Member Larrabee also said he felt like that message was very important right now.

The Mayor agreed with that consideration since the city is asking for a large increase for the new city hall.

Council Member Jones said he understood that it doesn't really make a difference in the budget or taxes overall, but he said he also thought this year specifically that sending that message, the Council is mindful of the residents and the increases for this year.

The Mayor asked about what the Planning Commission thought about an increase and the Community Development Director said he had asked the Commission at the last meeting how they felt about the increase and they thought it would be easier to stay on a set schedule for an increase as it takes place each year.

The Council discussed the increase for the Commission and said it is very minimal and felt like since they were appointed officials it would be beneficial to go ahead with that small increase for the Commission.

The Council said they would like to have staff move forward with the Planning Commission increase but the Council would forgo their increase for this year.

SERIES 2025 WATER BOND APPROPRIATIONS FOR APPROVED PROJECTS

The City Administrator noted this agenda item is to discuss the 2025 Water Revenue Bond projects and seek Council approval to appropriate \$900,000 of the 2025 bond funds towards the 1500 S Reservoir Replacement project.

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The City Administrator said at the August 19, 2025, City Council meeting, we discussed anticipated project costs for the 1100 W waterline replacement, redrilling well 3, and replacement of a water tank near 1500 S and Orchard Drive in Bountiful. The City Council authorized the issuance of \$8,000,000 in bonds for those projects with \$500,000 of that being project contingency. See the attached Aug. 2025 CIP Plan for more detail.

The City Administrator said the current status of the projects is as follows:

- **1100 W Waterline** - To date, the total project cost is approximately \$406,650 below the anticipated \$1,200,000 (we are awaiting a final engineering invoice).
- **Well #3** – The well drilling bid came in below the estimate, but the wellhouse and associated infrastructure cannot be bid until after the well drilling and flow tests are completed. We are optimistic that the total project cost may still come in at or below the anticipated cost of \$2,282,162.
- Any savings can be put towards elements of the water tank or other water projects once the well project is completed.
- **1500 S Reservoir Replacement** - The project estimate used for the bonds was \$4,012,236. However, the low bid is \$4,827,527, with engineering and other expenses anticipated to exceed \$450,000. We are looking for ways to reduce the current total cost estimate of \$5,277,527 and maximize the tank size.
- Soil shoring (retaining the soil banks around the tank during construction) has been one element of the project that exceeded original estimates. Fuel expenses and other inflationary factors have also been major factors in the bid that exceeded the estimate.

The bid for the reservoir project was structured to enable the contractor and the city to work together to reduce costs while maintaining maximum tank volume. A contract and bid award with firm costs are anticipated to come before the council in August 2026 for approval.

The City Administrator said the purpose of the discussion is to obtain Council approval to allocate \$400,000 from the 1100 W waterline project and the \$500,000 contingency towards the 1500 S Reservoir Replacement project, so that we can maximize the tank volume toward the desired 1.5 million gallons. The discussion and direction from the council tonight will be memorialized on the water tank contract.

The City Administrator said as they are looking at the bonds, the bond for the waterline project came in under budget. He said there was around \$400,000 ahead of the budget. He said they are now looking for the bid for the wellhouse and for the reservoir replacement and that bid came in over budget. He said the reservoir came in \$27,000 over budget so they are asking JUB to try to get the price down closer to what had been budgeted. He asked if the Council was agreed with appropriating contingency for the water tank towards the tank. He said if not, they have to keep making the water tank smaller to keep within budget.

The Mayor asked what the initial size of the tank was and the City Administrator said it was 1.5 million gallons and JUB was hoping with that amount of money for 1.8-million-gallon tank. He said they were trying to maximize this project.

Following the presentation of this item the Council discussed the matter and said they were comfortable appropriating those funds for the new water tank.

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COMMUNITY DEVELOPMENT REPORT

Below is the report for the month of June.

Building Permits and Land Use Applications

- 19 Residential Bldg. Permits (1 Single-Family)
 - o \$2,820,900 total valuation
 - o \$37,150 total permit fees
- 2 Site Plan Applications
- 6 Miscellaneous Land Use Applications

Business Licenses

- 9 new Business Licenses
- 721 total Business Licenses

- 4 new Home Occupation Licenses

Code Enforcement

- 43 new Cases
- 172 total Active Cases
- Top Cases
 - o Weeds
 - o Parking violations – parking on lawn, illegal driveways, inoperable vehicles, etc.

Updates

- The Moderate-Income Housing Report has been submitted to the state. It was a smaller version than what had been required in the past. The legislature gave a small reprieve to cities this year; however, the larger reports will start again next year.
- Sam continues to work with our building permit and business license software provider to add all land use applications to the portal. This will allow applicants to upload, pay for, and track their applications from the portal. This will also allow all reviews to occur electronically.
- It is the time of year when weeds are growing tall. Leah is doing a great job keeping residents informed of the standards and ensuring properties are compliant. We continue to follow the process on cases which is, reach out to residents and provide them reasonable time to comply. As discussed in a previous Council meeting, very few cases actually require legal action; however, we do have a couple of properties

that are or will be going through the legal process.

- New construction projects underway
 - o DC Customs and the Boat Shack – next to Pace's Dairy Ann
 - o The Crossing townhomes – northeast of Woods Cross High and across 500 West from The Hills apartments
 - o Salmon Electric office warehouse – 1379 S Redwood Road
- New businesses coming to the city
 - o Graydaze Contracting – Specialty painting for warehouse/manufacturing industries – 2561 S 1560 W
 - o General Water Technologies – Ultra-pure water filter manufacturer for hospitals and medical labs nationwide – 2261 S 1560 W
 - o Sky Ventures – Streaming services to multi-family buildings – 2272 S 1560 W o Alpha Medical Supplies – Medical office and billing service provider – 1290 S 500 W
 - o Care Medical Supplies – Medical office and billing service provider – 1290 S 500 W

Mr. Poole also noted for the Council that the Code Enforcement Officer is resigning to take another job. He said she was going to be greatly missed.

POLICE REPORT

June Report

Dispatched/On View Calls

2026		2025	
January-	441	January-	475
February-	448	February-	420
March-	449	March-	474
April-	539	April-	530
May-	505	May-	595
June-	618	June-	503
July-		July-	568
August-		August-	578
September-		September-	639
October-		October-	520
November-		November-	385
December-		December-	426

Patrol Overview

June 2026		May 2026	
Calls for service-	618	Calls for service-	505
Reports-	214	Reports-	231
Citations-	104	Citations-	96
Physical Arrests-	16	Physical Arrests-	14
Use of Force-	00	Use of Force-	02

Detective Division

- 21- Persons Crimes / Sexual Assault / Death Investigations / C.A.N.R. cases (child abuse neglect report)
- 09- Theft / Property / Fraud Cases
- 46- Cases closed with and without arrests.
- 35- Active cases.
- 01- Death Investigation.

USE OF FORCE REVIEWS: There were no use of force incidents in the month of June.

INVESTIGATIONS/ICAC

The investigations division was able to close out forty-six cases due to the lower number of new cases they were assigned this month.

Detective Timothy passed his remote pilot test to be a certified drone operator. Now both Detective Timothy and Detective Zierse are certified.

Detectives Zierse and Timothy participated in a weeklong ICAC chat operation that was hosted by Herriman P.D. The operation was successful with numerous arrests are being made across the Wasatch Front.

PUBLIC WORKS REPORT

MAY PARKS TASKS

- Dog Park
- Bird care
- Grand Opening
- Irrigation Repairs - 20 hours
- Tree care 5 hours
- Second mowing
- General cleanup
- Ball Field prep
- Park Inspections - 30 hours
- Playground Inspections - 10 hours
- Restroom cleaning
- Equipment maintenance
- Memorial Day Prep – 120 hours
- Pruning
- City-wide irrigation start-up
- Repairs – 50 hours
- Gopher destruction
- Weed Spraying

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May Water Tasks

- 170 Bluestakes
- 2 Valve repairs on 2425 S
- 65 Shut-off notices non-payment
- 8 Meters shut-off non-payment
- 14 Leak Investigations
- 8 New meter Installs
- 18 Endpoint repairs
- Memorial day pre and event
- Finish Plow truck service
- Emission Inspections on PW vehicles
- Memorial Day Event
- RR medians cleaned
- Potholes and asphalt patching
- Banner changeouts
- Lots of concrete Inspections/replacement
- Graffiti removal
- Garbage can work orders
- Sign replacements

- Valve/Hydrant Exercising
- PRV maintenance
- Monthly Bac-T Samples

MAY STREETS/STORM TASKS:

- 1500 S Tank Project onsite meetings
- Dog park work/prep
- SWPPP Inspections – 6 sites
- 14 Outfall inspections
- Post construction inspections
- A-2 Drain bidding
- GIS Mapping
- RSR/RSW Certification
- Mtn View Land Drain cleaning/camera
- Detention basin cleaning
- CDL driving hours

In the Works

- Well 3 Drilling – Casing installed. Drilling at 320'
- 1500 S Tank is being re-bid. Bid Opening 6/23
- 1100 W 2100 S to 2600 S – Design and construction has transitioned to UDOT, with an expected fall start of construction
- Front Runner Double Tracking – WX water and storm relocation work designed and approved

- Legacy Highway Project – additional freeway lanes are being paved. Sound wall delays due to conflict with Enbridge Gas Mains
- The Reuse Plan application is still in process at the State Engineer's office.
- Enbridge Gas Project on 500 S - Ongoing
- SWMP Update – MS4 Permit renewed (every 5

CITY ADMINISTRATOR'S REPORT

1. Staff have been heavily involved in preparing for the upcoming FY27 Budget adoption and Truth In Taxation process.
2. Regular meetings for the city hall/Hogan Park project design. We continue to refine the floor plan and functional layout of the building.
3. The city submitted the needed paperwork for the 2027 CDBG waterline replacement and HOME foundation repair grants to Davis County.
4. Due to revenue exceeding required expenditures in the 1960 S Special Improvement District, and related bond payments, the City purchased an additional \$11,462.49 in Variable Rate Demand Deposit State and Local Government Securities ("DD SLGS") that will enable the city to collect the maximum interest on the deposits without tax implications with the IRS during the period of investment. It is anticipated that these
5. SLGS will collect sufficient interest to meet future payments.
6. Worked with the South Davis Metro Fire Service Area and neighboring cities in the district to build consensus on the statewide fireworks restrictions over the 4th of July.

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7. Staff continue to learn about and put artificial intelligence software to work to save time and resources to analyze and create reports, letters, etc.
8. Completed the FY27 compensation tables and wage adjustment reports for the next pay period.

FINANCE REPORT

The Finance Director gave the finance report to the Council for their review.

QUESTIONS/DIRECTION TO CITY ADMINISTRATOR OR STAFF

The Council asked about the Y2Analytics survey that had been sent out and what the response had been. It was noted that there had been about 370 responses returned from that survey.

COUNCIL REPORTS

Council Member Grover reported on the South Davis Mosquito Abatement District. He said there are three cities that have reported the West Nile Virus present. He said Woods Cross is one of those cities. He said there is a human case in Box Elder. He said he felt like it might be beneficial to put something out on social media on how to take precautions against West Nile. The Council said they felt like it would be a good idea.

Council Member Larrabee asked about putting something in city ordinance to require developers of high-density housing to have recycling receptacles in their developments. He asked the Community Development Director to look into seeing if Woods Cross City could adopt something like that. Mr. Poole said he would look into the matter.

Council Member Larrabee also said at the next Council meeting they will have a guest from Davis Behavioral Health and she will be talking about suicide awareness. He is working with them and others to hopefully put together a proclamation for suicide prevention at the September Council meeting to encourage people to be aware of those who might be struggling with mental health issues.

Council Member Jones asked if it is possible to water parks during off hours. It was noted the large parks are too large to run the full watering cycle in such a short amount of time. The Public Works Department said he had spoken with the Parks Director about trying to make some changes to some watering stations that do not affect the play areas or trail use.

The Mayor asked about the well that is not in the city and if the lawn is being watered. The Public Works Director said since the new house was constructed next door to the well house, they have a smaller connection because when the new house was built the property was split and it was not updated when it was subdivided and the 2-inch connection and split it in half. He said he would see what could be done.

The Mayor said with the city requiring residents to control their weeds, the city needs to be sure we're taking care of the weeds on city property too. The Public Works Department said he'd talk to Tara about it.

The Mayor said popsicles in the park were very popular and a great success and they handed out 460 popsicles. The Council noted they would like to do that same activity several times during the summer.

WORK SESSION—CITY HALL/HOGAN PARK UPDATE

The Council reviewed the architectural layout plans for the City Council chambers and dais for the new city hall building that is still in the planning stage. They discussed which of the layouts they would prefer as the new city hall plans move forward.

ADJOURNMENT

There being no further business before the City Council, Council Member Larrabee made a motion to adjourn the meeting at 11:10 PM with Council Member Jones seconding the motion and all voted in favor of the motion through a roll call vote.

Approved by City Council 7/21/26

