**TREMONTON CITY CORPORATION**
**CITY COUNCIL MEETING**
**JULY 7, 2026**

Members Present:
Kristie Bowcutt
Brent Jex—via Zoom
Beau Lewis
Sharri Oyler
Blair Westergard
Bret Rohde, Mayor—via Zoom
Linsey Nessen, City Manager
Cynthia Nelson, City Recorder

## CITY COUNCIL WORKSHOP

Interim Mayor Westergard called the July 7, 2026, City Council Workshop to order at 6:22 p.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Mayor Rohde (listening only through Zoom), Interim Mayor Westergard, Councilmembers Bowcutt, Jex, Lewis and Oyler, City Manager Nessen, and City Recorder Nelson. Also in attendance were Zoning Administrator Epling, Public Works Director Carl Mackley, Community Director Zach LeFevre, Planner Jeremy Lance and Finance Director Jami Heiner.

1. Call to Order and Declaration of Conflict of Interest

2. Council Reports and Updates: None.

Due to a later start time, Interim Mayor Westergard suggested they hear presentations 3. g. and 3. f. first. The other items were discussed during the regular Council meeting.

3. Presentations:
    a. **Title:** RES 26-44 Aging Services Contract
    b. **Title:** RES 26-45 Amending Section 21 Financial Policies
    c. **Title:** RES 26-46 Agreement for Bailiff Services
    d. **Title:** ORD 26-09 Rezone of parcel Buchanan Estates 05-173-0044
    e. **Title:** ORD 26-10 Amending Chapters 1.03 & 1.07
    f. **Title:** Discussion on consulting & CIB funding—Consultant Gordon Walker

    Administrator Epling said Mr. Walker is a consultant looking to help with funding issues for the City and infrastructure needs. Mr. Walker reviewed his expertise and some of the projects he has helped with. I am not here to sell you on anything. I am here to facilitate what you do. I know we can find funding. You have some real opportunities in front of you. A lot of money is available. When I left the State, we had close to $850 million that is revolving and continually coming back. I can see how to solve many of the problems you struggle with on the money end. The State has been slow in approving new sewer systems. We need to make some calls and get people doing these approvals. I would be happy to work with you through the financing. That can come in the form of a grant or low-interest loan. We really cannot apply until next spring, unless you have a critical issue. Administrator Epling said we just wanted to be very upfront. We asked him to come because I needed to know if this was a valuable option for us to continue to talk to him because the decision is up to the Council. I have been looking at different funding options and the Mayor and I thought we would introduce this idea. Interim Mayor Westergard said obviously we would be crazy not to entertain a discussion. The Council agreed more discussions would take place.

g. **Title:** Discussion of Wastewater Treatment Plant Upgrades & New Plant—Director Mackley and Eric Sahm from Aqua Engineering

Mr. Sahm said I wanted to update you on the status of what is going on at the plant, the types of flows they are seeing versus current capacity, along with other action items that are in motion and some of the remaining action items we want to address, short and long-term. Long-term plans, we want to look at where your growth is going and what the growth rates are going to look like compared to what we thought they were. I know Jones and Associates is updating the collection system. I want to keep collaborating with them and make sure I get an updated population and growth projections, so we match what they are saying and are updated. That is the long-term plan, which includes looking at different sites. Does the current location of the wastewater treatment plant still make sense, or do we need to look at a new location? Those types of goals will take five to seven years to permit, develop and build. That will likely be a longer window since the idea is in its infancy. While we are doing long-term planning, there are some short-term plans we need to make sure we keep in place. The plant as it is, is designed to handle 1.9 million gallons per day (MGD average flow). We are there now and need to expand. We already have expanded some of the facilities and have plans in place to expand others. There are a couple other things that need our attention in the short term to make sure we keep things reliable and operating. That is how we are going to bridge this gap between where we are now and where we see things going 15 plus years down the road. Our previous Master Plan from 2022 assumed a growth rate of 3%. Actual growth has been a bit higher. We projected a population of 11,800, but Tremonton is pushing 13,000. The good news is, we do not need to predict every year, we just need a 10 to 20-year average. That is what I need to design and plan around. The Master Plan recommends we expand the plant from 1.9 million to 3 million gallons per day. We projected 2.7 million is what you need but rounded up to give you a buffer on capacity. The last major update was 2022. That was the last time that was looked at. You should do that every five years or so. This would buy enough time for you to continue planning and to identify if a regional plant or new site makes sense, while keeping things running. Getting to a 3-NGD plant will take 10 to 15-years. The other part is getting more capacity on the main heart of the plant. That is already planned. We are waiting for the State to give us the green light on the updated permit and then are going out to bid. I believe we have funding already dedicated to making that happen. The 2043 projection is based off a 3% growth rate whereas the average since 2020 has been closer to 5%. Even when big projects come to fruition, you have a 10-plus year timeline for a lot of that infrastructure to be in place. That is why I am not nervous about our 3-NGD timeline. That is going to buy plenty of time to keep planning and to know what is coming long-term. Director Mackley said we are nervous about the short-term. We are being proactive about what we can do for the next 20 years, and this plan is smart because it takes additional planning considerations. We just need to model different scenarios. Mr. Sahm said the plan would be to keep the plant we have running as long as we need to. There are things we need to fix to keep that running. Then we plan and build a new plant or maybe we decide we are going to expand there. We get that plan and design with all the permitting in place to be ready to go. So, by the time we are pushing 90% capacity of our plant we have our alternate in place ready to switch things over. For a year or so, you would probably run both, but you do not want to run two plants long-term.

Mr. Sahm said here are our recommended plans. Updating the Master Plan based on the updated information from Jones and Associates. Two big projects at the existing site and the third phase is the front end of the plant. The stuff that is not falling apart but needs more capacity. You do need to survive for the next five to 10 years, but we do not have to do all of that. I would like to hold off a little until we get more information from Jones and Associates so we can make smarter decisions about what we do. The solids handling is critical. We need to do that now, no matter what the long-term plans say. Phase three, we will need to do a part of it, but the information from Jones and Associates will tell us what makes the most sense. They should have a draft by August. Even if that is not finalized, it probably will have enough information for us to move ahead with updating a Master Plan. Once we put out those fires, so to speak, and have our Master Plan updated, we could work with Jones and Associates on a location study. There could possibly be a regional plant. Based on that, we would make our decisions on everything else at the existing plant to survive 10 to 15 years. Director Mackley said cost for these immediate projects has been shared. Councilmember Jex said I am supportive of what you guys need to do. I had one of the County Commissioners ask me about a regional sewer plant project. Has there been any discussion with the County on that. Director Mackley said we are primarily concerned with Tremonton City, but the mayor has engaged in at least some conversations with the County at that level. The County would be smart to jump on board with what we are looking at doing. Based on what we have coming, we anticipate a location change, which could benefit a larger area.

h. **Title:** Discussion on strategic direction on Pillar 4

4. *CLOSED MEETING: No Closed Meeting held at this time.*
   a. *Strategy session to discuss the purchase of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms; and/or*
   b. *Strategy session to discuss the character, professional competence or physical or mental health of an individual; and/or*
   c. *Strategy sessions to discuss pending or reasonably imminent litigation; and/or*
   d. *Discussions regarding security personnel, devices or systems*

The meeting adjourned at 6:54 p.m. by consensus of the Council.

## CITY COUNCIL MEETING

Interim Mayor Westergard called the July 7, 2026, City Council Meeting to order at 7:00 p.m. The meeting was held in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Mayor Rohde (listening only through Zoom), Interim Mayor Westergard, Councilmembers Bowcutt, Jex, Lewis and Oyler, City Manager Nessen, and City Recorder Nelson. Also in attendance were Zoning Administrator Epling, Public Works Director Carl Mackley, Community Director Zach LeFevre, Planner Jeremy Lance, and Officer Greg Horspool.

1. Call to Order

2. Roll Call

3. Invocation by: Councilmember Bowcutt
   Pledge led by: Councilmember Oyler

4. Approval of Agenda:

   **Motion by Councilmember Lewis to approve the agenda of July 7, 2026 with the change that the items not discussed during the Work Session be discussed during this meeting under Strategic Business.** Motion seconded by Councilmember Jex. Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

5. Declaration of Conflict of Interest: None

6. Presentations
   a. Years of Service awarded to Jordan Rawlinson – 10 years with Parks & Recreation

   Director LeFevre read her bio, they thanked her for her service and presented the award.

7. Swearing in Youth City Council members for 2026-2027

   Youth Advisor Caroline Bourgeous said Bill Bourgeous and I are excited to get this new year going. We are the leaders of the group and love working with these kids. This year our mayor is Bridget Deaton, city manager is Avery Kimber, recorder is Taya Burgess, historian is Macy Mello and our project manager is Aisley Butler. These guys do a lot of good planning and carrying out activities for the City. Our new board has planned a new activity this year with Parks and Rec. We are going to have a team night, and they are excited to bring new activities to our City. This is our new board. Recorder Nelson swore them in and they took a picture.

8. Citizen Engagement – General Public Comment

   Layne Wilding said I am excited about the new City website. I have spent the last two days trying to find a document on the current one. I went to the website, put in the search engine what I was looking for and all three took me to the same place. I have yet to figure out how to find a document in the current website. I was excited to read about the new site in a note from the Mayor. I want to say thank you for trying to make it more transparent for us as citizens to be able to find documents and provide public comments.

9. Discussion and consideration of approving a Special Event and Live Entertainment Permit for the grand opening of Lucky 75 Barber Shop and MBG Boxing Gym including a sanctioned boxing match on August 1, 2026

Director LeFevre said he submitted a special event and live entertainment permit and is proposing all of this on his business property. He runs the lucky 75 barbershop. His new location is right by the railroad tracks. He has a business license to run a boxing gym and moved his barbershop into that location. He is asking to host something similar to the Mugs and Bananas public event—hosting a sanctioned boxing tournament. I think we have worked out on the City side everything that needs to happen for him to host this event. He is coming to the Council to ask permission for this live entertainment as part of his grand opening of his boxing gym. The live entertainment portion is the boxing match itself. He is planning on having his own security, so we do not have to have additional resources for that.

**Motion by Councilmember Jex to approve the permit.** Motion seconded by Councilmember Oyler. Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

10. Unfinished Items from City Council Work Session

a. **Title:** RES 26-44 Aging Services Contract—Manager Nessen

Manager Nessen said this is the contract we do each year with BRAG. They help fund our Senior Center and home delivered meals program. Councilmember Lewis asked have we talked with any of the neighboring cities about their contributions. Manager Nessen said Senior Center Director Jenny Christensen went and did presentations with the Council a couple years ago. Maybe we need to revisit that. We have sent bills out. Some do pay and others do not. Councilmember Lewis said the host city is footing the bill for the neighboring cities who are not paying. That does not sit well with me that Tremonton citizens are bearing the burden of taking care of citizens in other cities. Neighboring cities need to do their part. I do not think there is any ill intent. They just need to be planning and budgeting that. Manager Nessen said we do have to continue offering the service to the Valley or BRAG will not provide the $103,000 contribution. The Council agreed it would be good for them to talk to those city administrations and see what they can work out. Manager Nessen said that would probably need to start in January, so they have time to budget for it.

b. **Title:** RES 26-45 Amending Section 21 Financial Policies—Manager Nessen

Manager Nessen said this is just an update to one of our financial policies. Zions let us know that some new rules came in place for ACH payments and trying to stop fraud. I also sent this to our Finance Director, who looked at it and said there are lots more changes we probably need to make to this policy. Where this became effective on June 26, we thought we better get it here. We will review the policy again and make other changes to bring to you at a later date.

c. **Title:** RES 26-46 Agreement for Bailiff Services Recorder Nelson

Recorder Nelson said we have a newer judge, who is trying to follow State guidelines and moving to things they are doing. He has a new payment system. We are going with the States, along with that we are also wanting to move to a constable service. If we have any conflicts right now, we do not have anyone to back up. We have had court several times without a bailiff. This would hopefully be a nice consistent thing, so we do not have any issues. This is how a lot of the courts do it, which is far cheaper than the other options we were looking at.

Councilmember Jex said this is the first time I have heard about any of this. I have not had a chance to talk to Sergeant Skyler Gailey about things. I know when West Jordan moved from bailiffs to the constables, they cost more. I would like to know what the costs are and if there are issues. I would suggest we table this. Manager Nessen said it is cheaper because we do not have to provide them with bulletproof vests or guns or any of that because they provided all of the above. We just pay them the hourly rate. After some discussion on the issues and potential for tabling the item, Manager Nessen said we approved this several years ago knowing that it was a conflict of interest and knowing that we had to keep the job ad on our website. This has been a conflict of interest because of Madison being the chief's wife, so Recorder Nelson has been overseeing that. We interviewed one recently, but in talking with Lieutenant Gailey, we have had to provide them with their bulletproof vest and gun and all the training. We do not have to provide that for the constables. Councilmember Bowcutt said we really need somebody to show up for court. If they are not showing up, that is a huge safety concern not only for the court system, but for all the wonderful people who work within this building. Councilmember Jex asked Officer Gailey if we table this for a few weeks to get the answers we need, can we get a guarantee that somebody is going to be at the court between now and then? Sergeant Gailey said I will guarantee it. I do think it would be worth looking into and having a discussion with staff.

11. Consent Agenda - Any Councilmember may request an item be removed for separate discussion – Roll Call Vote
    a. Approval of minutes – June 16, 2026 & June 24, 2026
    b. Approval of Resolution No. 26-44 Aging Services Contract
    c. Approval of Resolution No. 26-45 Amending Section 21 Financial Policies
    d. Approval of Resolution No. 26-46 Agreement for Bailiff Services (moved to Strategic Business)

**Motion by Councilmember Jex to approve the Consent Agenda, moving Resolution 26-24 to Strategic Business for a motion to table that item.** Motion seconded by

Councilmember Bowcutt. Roll Call Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

12. Strategic Business (Ordinances & Policies)

Discussion and consideration of adopting ordinance 26-09 Rezone of Buchanan Estates. Planner Lance said the location of this project is north of 1650 west. The current zoning is split between two zones, RM-16, which is a multiple residential zone, and R1-10, which is a residential zone. The 2023 Integrated Land Use Plan designates this area as single-family residential, low to medium density. The acreage is 36.29 and the request is to amend the existing R1-10 and RM-16 split zone designation on that parcel by extending the boundary approximately 3.57 acres of the RM-16 portion to the northern boundary and by amending the remainder of the property from R1-10 to RM-8. The planning commission heard this at their meeting on June 23, 2026. The public was looking for more information and wanted to make sure public notice procedures were followed and expressed general concerns about townhomes in the area. The Planning Commission discussed the viability of apartments and townhomes at the site, talked about potential lot yield, and talked about imposing a development agreement for this property. The Planning Commission discussed their preference that the applicant utilize the recently repealed PUD overlay chapter from our code. Staff clarified that the Planning Commission does not need to require any documentation like a development agreement at the time of a rezone. A development agreement would be a feature defined in the subdivision process. Staff clarified the discussion of potential lot yield should happen more generally at the stage of a rezone where you can talk about the possible number of units in an area, but to get an exact figure is yielded by the subdivision process. The Planning Commission voted to recommend denial of the application to this body with a 3-2 vote. Here are the findings contained within the staff report. If the Commission finds merit in this rezone, then the following findings could be considered. That the proposed amendments support future residential development of the property. Two, the proposed amendment is compatible with the adjacent residential zone and development. Three, the proposed amendment promotes logical and orderly residential growth. Finally, that the subject property is suitable for future development and has access to the existing street network.

Developer Tyler Farr explained the layout and how the higher density would border the freeway. We want the RM-8 zoning to be able to build multiple housing types, from townhomes to single-family to whatever suits the area. We want to bring different types of families to affordable housing. Administrator Epling said he is trying to get a variety of housing within the hard zoning standards. The Council’s decision is to decide if this hard zoning fits the area for his ability to do that. That was the original request of the application. The Land Use Plan gives a general guideline of medium to low density in that area. Planner Lance said staff would not recommend creating any split zoning. It exists currently and so they are looking to amend it. Administrator Epling said we had three meetings on this. The first proposal was for the entire parcel to be rezoned to RM-16 so they could do apartments. 100% of people in attendance voted that this was a good area for that since there were already apartments there, but they also voted 100% that they felt Tremonton was not ready for it. They were concerned about schools and other things, so the developer went back and amended the original proposal. Now the RM-16 is just on the freeway side with RM-8 on the other side. Coming from the standpoint of the NPI in the central district, I have seen more support than not in this area. Many more questions will be answered at the subdivision stage, but the rezone is to consider is this an appropriate place for this kind of zone? We want to use their time and City time wisely for those reviews since they cost money. We want to figure out the entitlements first and then go into the details. Once they are entitled to those then it is worth paying our staff to review and get things in place. The proposal brought before you could put RM-8 throughout that entire parcel, but the intent of the development is to create a single-family buffer against those existing houses. Mr. Farr said we want a variety of housing here and the RM-8 allows that. We would like a bunch of different options. That is why we are shooting for the RM-8 zone. Administrator Epling said this would be 8 units per acre and allow them to cluster. The General Land Use Plan does say to have higher density in the urban core so they are accessible to parks and amenities. That is one of the reasons the central district thought this was a fitting area. When asked about the Planning Commission, Administrator Epling said the biggest concern was that they wanted a master plan to make sure the developer did not do all townhouses with the RM-8 and to protect the City from being able to have that. They were directing the applicant to change his application. They wanted a development agreement, so they made sure they were held to a certain number of lots. That route is expensive up front for the City and developer. The developer still decided to go with the hard zoning change because he felt he could create what they wanted with that zoning change. Mr. Farr said we do have a general plan that is mostly drawn up. We do not want to spend too much money developing all this if it is not going to work. I think it will bring people to the City and allow them to have affordable housing and we have plans to build parks and trails and certain things through this development. With that RM-8, we can cluster the housing, which leaves more room for open space and things for people to do.

Planner Lance said development agreements are required at the final stage in the subdivision process. That is where an applicant follows our code as laid out. If approved, they could submit a concept plan and preliminary plat. That is where you really get into the details of the site. Administrator Epling said this is just the order of operation. He is trying to secure the zoning change and then will produce the development agreement. That is the difference between an overlay and a hard zoning request. Councilmember Jex said I want to make it crystal clear that my expectation is that what you tell us you are going to build, that is exactly what goes in and not some end-around loophole. I expect full transparency on what is going in and how it is going to affect the community and public safety. Administrator Epling said we are trying to be completely transparent. This is the request being brought forward. The applicant has asked for the hard zoning. He has been a good applicant. Planner Lance said the applicant can choose from a menu, per their zone, on what is permitted or needs a conditional use permit. There is some flexibility built into the system. This is just simple hard zoning. The question is, does this zoning fit in this area and the General Plan? Does it create land use issues? Does it follow good planning principles? Councilmember Lewis said there are a lot of questions. I think it would be a good idea to table and do our research and give our developer a fair, educated Council opinion rather than just rushing into it. That would give us a chance to talk to the Planning Commission. Planner Lance said we could do a continuance. There has been a lot of due diligence from the applicant and a lot of meetings with staff. The research has been done. Councilmember Lewis said I think there is still a lot of ambiguity for those that are actually placing the vote tonight. I would like to have more understanding of the details behind the legalities of what it means to rezone this.

Amanda Jones said I was the one who pushed hard to not put all the dense housing in, but according to our Land Use Plan, I believe this is a good place for it. It is in the core of the City and that is where the Land Use Plan wants to put these types of developments. I feel awful for the developer. I go to all these meetings, and they just keep being put down. I believe it is all in line and feel you should support this and approve the zone change.

Michelle Martineau said I have been to a lot of these meetings, too. I was concerned about this until I found out that the road would connect to 1000 North. Only having one egress out onto Main Street would have been a big concern. That connection helps a lot. I agree with Amanda that the core of the City is where the denser housing should go. I appreciate that they do not want to put in a PUD. The developments up on the hill are on the outskirts of town and that is where we do not want this high density, but I am afraid they are going to push it. I believe it needs to be pushed farther down into the inner City, closer to where things happen. I agree this would be a good place for this kind of density.

Ben Greener said I just want to point out this does not match the Master Land Use Plan. Until the City develops a plan and sticks to it, we have no plan. Every time a developer buys a piece of property, he runs up here to change the zoning or how he wants to build. It is up to the Council to decide how our town wants to look. This might be the right place, but it does not match the Master Land Use Plan.

Councilmember Bowcutt said we have discussed the treatment plant and where we are at with it right now. What are your thoughts? Director Mackley said we are converting culinary to secondary, so I feel good about that. I am feeling panicked about the treatment plant, but I feel like we are moving in the right direction. Roads are a huge concern throughout this town. I like this design where the road goes straight through. Administrator Epling clarified that you are changing the entitlements of the zone. That is not a decision the staff can make. Our job is to just present the facts to you and then support you. We do need to have a plan and that is why the General Plan update is crucial because the current plan does not account for the amount of growth Tremonton has seen. That General Plan Update will be critical in getting public feedback and getting a plan so when these things are brought forward, it is a lot easier for you to decide because you have a plan to go off of. The current Land Use Plan does have it as low to medium density, but you also have it already zoned as RM-16 so it is confusing. The Land Use Plan does say that higher density should be concentrated where people can receive services. There are so many multifaceted things to take into consideration with this, but right now it is just at the entitlement stage. Interim Mayor Westergard said I think it fits there. The apartments all the way down the freeway fit. People need places to live that they can afford. If I were to vote tonight, I would vote for it. I think it is a good move forward.

Layne Wilding said I think having apartments along the freeway is a good idea. I am a little concerned about the storm drains in the area. Not too long ago, the streets were flooding by the new car wash and I have no idea how you are going to handle that if we have storm problems. I think that needs to be addressed. Having higher density housing means more asphalt, which means you would be putting more water into the storm drain system there. That is something worth considering.

**Motion by Councilmember Bowcutt to accept the ordinance.** Motion seconded by Councilmember Westergard. Roll Call Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

Discussion and consideration of adopting ORD No. 26-10 Amending Chapters 1.03 & 1.07. Planner Lance said following a directive from the Council on May 9 to start looking at our code and tweak some things, we brought two repeals, which was a blanket approach. Now we are going a little more surgical and proposing changes to the residential lot regulations.

The first change is a newer designation for accessory structures, which are accessory to primary uses. There is no real provision to look at smaller accessory structures any differently than we would for a full accessory structure. Following the same setbacks for full accessory structures and the same building height. The 2021 international building code does not regulate structures of less than 200 square feet. That is where we could start looking at a new designation. We propose small accessory structures could be looked at differently. The second change is in regard to some inconsistency in the code where it talks about maximum building height for all buildings (36 feet). For accessory buildings, they are 20 feet max height. Staff propose a simple tweak to call all main buildings, which includes things like houses and other commercial things. The third change rides right on the coattails of the rezone discussion tonight. In the RM-8 and RM-16 zones, the purpose of those zones is to provide areas for higher residential density with the opportunity for varied housing styles and character for single-family occupancy, maximum density, eight units per acre for attached housing. We are looking at making that section a little more consistent. Administrator Epling said it permits single family housing in one section in the narrative but then does not permit it in the table. We want them to match. Then the accessory dwelling units, we are just changing the setbacks on the sides of those. We are giving it a definition and that small accessory structure will have no water, sewer, electricity or anything like that. This gives a little bit more leeway and enforcing that on a code perspective is a lot easier. The Planning Commission voted unanimously to approve these three changes. The three changes are first to define what a small accessory structure is and to create better setbacks for them appropriate to each land use. The second one is for the height discrepancy in code to make it more uniform. Lastly, is for single-family housing in the RM-8 and RM-16 zones so it matches the narrative and table. They are just corrections to the code.

**Motion by Councilmember Lewis to adopt the resolution.** Motion seconded by Councilmember Bowcutt. Roll Call Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

The Council previously discussed Resolution 26-46 Agreement for Bailiff Services while talking about the Consent Agenda and agreed to table the item until more information can be gathered.

**Motion by Councilmember Jex to approve to table until the 7/21/26 meeting.** Motion seconded by Councilmember Westergard. Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

The Council then discussed direction on Pillar 4. Director LeFevre said Pillar four is connected to positive well-being. It is resident well-being and fiscal capacity that sustains it. The strategic focus in this pillar is mental health, physical health, education, resilience and lifelong success. The challenges we see most within these pillars are mental health needs, depression, anxiety and trauma that is prevalent. Stigmas and costs prevent residents from seeking help. Challenge number two consists of substance abuse epidemic. Drug use and alcoholism affect families across income levels, burdening health and safety systems. Challenge three, small and fragile economic base. Heavy reliance on a narrow commercial sector leaves the City vulnerable to economic shocks and high fiscal burden on its residents. Challenge number four is water supply and sustainability. Growth and climate variability threaten long-term water availability, which is a rural concern. The fifth challenge is fiscal capacity constraints. Limited revenue limits the City's ability to fund services residents expect as the City grows. Mayor Rohde has listed some desired outcomes, but this is where we ask the Council to discuss not only the challenges, but also the desired outcomes and your direction for this pillar. Interim Mayor Westergard said everything goes on economics. My concern is funding. Councilmember Lewis said many of our local events are providing better mental health. We need each other and must keep that up. That is a definite outcome I would like to see us keep doing. We have other Main Street efforts coming and those things are going to bring us together as a community. Councilmember Bowcutt said there are good things happening in Tremonton. We need to continue creating connections and looking for the good.

Director LeFevre said does the Council have any direction on strategic ways to go about the things you have suggested or ideas you would like to see as we wrap up this pillar-by-pillar discussion and put it all together. The Council discussed the need for trails. Administrator Epling said the planning department has had conversations with UDOT about a central trail system that the State mandates. They have $45 million that they allocate every year for a central trail, so we are working on that. We just have to amend their map and apply to get our trail system on it. They could fund our trails 80% to 20%. There are two trails I am petitioning for funding. That will be coming in the next few years. Director LeFevre said you will hear more about this as we present the Parks, Trails and Open Space Master Plan. Mayor Rohde and I, along with advisory staff, will work on putting together the strategic framework to bring these back with the priorities listed out throughout the four pillars. We will present those to you and move forward.

13. Reports and Calendar

a. City Leadership Report

Manager Nessen said my final report got approved, so we will get that other 10% of the $1.1 million grant for the equalization basins and ASR, $110,000 to finish up that grant.

b. Upcoming Calendar Items

Interim Mayor Westergard said there is an open house at the hospital on Wednesday at 11 a.m. They would like a City represented there. We have the Summer Concert Series at Shuman Park and then Hay Days July 24-25. The Council will help serve breakfast. Director LeFevre said Friday night, we do have the community dinner. This year’s theme is based off America’s 250. We are working with the American Legion to do a fundraiser community dinner, and all proceeds will go to them. The Council does help cook, serve and mingle with residents. Hay Days is also our final concert of the year. There will also be a small event permit to host a movie in the park providing more information on the data center. That will be at Shuman Park right after the concert.

The Council moved into a Closed Meeting for litigation discussion.

**Motion by Councilmember Lewis to move into closed meeting.** Motion seconded by Councilmember Oyler. Roll Call Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

The Council moved into a closed meeting at 8:49 p.m.

14. *CLOSED MEETING:*

*a. Strategy session to discuss the purchase of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms; and/or*

*b. Strategy session to discuss the character, professional competence or physical or mental health of an individual; and/or*

*c. Strategy sessions to discuss pending or reasonably imminent litigation; and/or*

*d. Discussions regarding security personnel, devices or systems*

**Motion by Councilmember Oyler to return to open meeting.** Motion seconded by Councilmember Lewis. Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

The Council returned to open session at 9:27 p.m.

15. Adjournment.

**Motion by Councilmember Westergard to adjourn the meeting.** Motion seconded by Councilmember Bowcutt. Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

The meeting adjourned at 9:27 p.m.

The undersigned duly acting and appointed Recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes for the City Council Meeting held on the above referenced date. Minutes were prepared by Jessica Tanner.

Dated this ______day of ___________________, 2026.

_________________________
Cynthia Nelson, City Recorder