Milford City Council Meeting and Public Hearing Minutes
June 16, 2026
Milford City Administrative Office – Council Chambers
26 South 100 West, Milford, Utah
4:00 PM

Call to Order

Mayor Davis called the meeting to order at 4:02 p.m. and welcomed all in attendance.

Pledge of Allegiance

The Pledge of Allegiance was led by those in attendance.

Roll Call

Council Members present:
- Russell Smith, Ian Spaulding, Scott Symond, Les Whitney, and Tayson Willis

Staff present:
- City Administrator Makayla Bealer, Zoning Administrator Lisa Thompson, City Recorder Monica Seifers, and Foreman Ben Stewart

Visitors (roll attached)

- Logan Hall – Millstream Partners
- William and Sarah Wray

Conflict of Interest Disclosure

Mayor Davis asked if any council members had conflicts of interest regarding items on the agenda. No conflicts were declared.

PUBLIC HEARINGS

Public Hearing – Waiving Payment for Interfund Services

The regular meeting was recessed, and a public hearing was opened at 4:04 PM regarding waiving payment for interfund services related to municipal water use. Staff explained the purpose of the waiver as a measure to avoid one city fund paying another. No public comments were received. The hearing was closed.

Public Hearing – Fiscal Year 2026–2027 Operating Budget

A second public hearing was opened regarding the proposed Fiscal Year 2026–2027 Operating Budget. Council reviewed the proposed budget and no public comments or concerns were presented. The hearing was closed.

The regular meeting reconvened at 4:06 PM.

VISITORS

Housing Development Discussion – Logan Hall, Millstream Partners

Logan Hall of Millstream Partners presented potential workforce housing solutions for Milford City in anticipation of increased industrial growth, including anticipated expansion by Furbo and Milford Mining.

Mr. Hall discussed a modular housing concept consisting of 50–100 rental units, approximately 380–490 square feet in size, intended to serve workforce housing needs. The proposed development would be privately funded, with Millstream Partners purchasing the land, installing infrastructure, and constructing the units.

Council discussion focused on:

- Long-term viability of the housing units.
- Potential redevelopment of the site if workforce demand declines.
- Zoning and infrastructure requirements, including curb, gutter, sidewalks, sewer, and water.
- Estimated partnership needs, with approximately $200,000 in infrastructure assistance being discussed.
- Alternative housing solutions such as townhomes and family-oriented housing.
- Potential use of Olene Walker Trust properties as an alternative development location.

Council expressed appreciation for the presentation and agreed additional discussion and planning would be necessary before making any commitments. Staff will work on getting Mr. Hall information on the Olene Walker Trust properties.

CONSENT ISSUES

The following consent items were presented for approval:

- May 2026 Financial Report, Approval of Bills and Payroll, Minutes of May 19, 2026, Regular Council Meeting, and Minutes of June 3, 2026 Special Work Session

➢ ***MOTION****: Council Member Scott Symond moved to approve the consent issues as presented. The motion was seconded by Council Member Russell Smith. The motion carried with the following votes:*
Yes: Russell Smith, Ian Spaulding, Les Whitney, Scott Symond, Tayson Willis
No: None
Absent: None

NEW BUSINESS

Sound System Use Policy

The council reviewed a proposed policy for the use of the city-owned sound system trailer. The policy establishes approved city events for use and requires council approval for any outside entity requests. The following parties are authorized to use the system and trailer: The Christmas Light Committee, July 4th Committee, and the Veteran's Day Program. The system will not be rented out or leased to any private individuals, businesses, or organizations. It will remain under the ownership of Milford City and in their control.

➢ ***MOTION**: Council Member Ian Spaulding moved to approve the Sound Use Policy as presented. The motion was seconded by Council Member Les Whitney. The motion carried with the following votes:*
Yes: Russell Smith, Ian Spaulding, Les Whitney, Scott Symond, Tayson Willis
No: None
Absent: None

Milford Golf Association Contract Addendum

Council reviewed and approved an addendum to the golf course maintenance agreement, including:

- An additional $1,000 per month for maintenance during June–September.
- Increasing green fees from $3 to $5 per round.
- Additional mowing staff.
- A mandatory equipment care protocol.
- Tournament green fees reverting to the city with exception of the July 4 Tournament that was already underway with the association.

➢ ***MOTION**: Council Member Ian Spaulding moved to approve the addendum to the Milford Golf Association Contract as presented. The motion was seconded by Council Member Russell Smith. The motion carried with the following votes:*
Yes: Russell Smith, Ian Spaulding, Les Whitney, Scott Symond, Tayson Willis
No: None
Absent: None

Creation of Capital Improvement Project Fund

Council discussed the auditor's recommendation to establish a Capital Improvement Project Fund to reserve money for future major city projects, including equipment, facility improvements, and infrastructure.

➢ ***MOTION**: Council Member Ian Spaulding moved to approve the creation of a Capital Improvement Project Fund. The motion was seconded by Council Member Les Whitney. The motion carried with the following votes:*
Yes: Russell Smith, Ian Spaulding, Les Whitney, Scott Symond, Tayson Willis
No: None
Absent: None

OLD BUSINESS

Granite View RV Park

Council discussed future planning for the RV park but determined additional planning was needed.

- ***MOTION**: Council Member Russell Smith moved to table the agenda issue until further discussion. The motion was seconded by Council Member Les Whitney. The motion carried with the following votes:*
  Yes: Russell Smith, Ian Spaulding, Les Whitney, Scott Symond, Tayson Willis
  No: None
  Absent: None

America250 Celebration Update

City Administrator Makayla Bealer provided an update on the America250 Celebration planned for July 4, 2026, including:

- Program schedule and ceremonial activities.
- Participation by veterans, first responders, and council members.
- Music selections and performances.
- Stage setup and event logistics.
- Reviewed assignment of event responsibilities.
- Makayla picked up contacting Sean Sherwood for Council Member Scott Symond.
- Sign for the event will be presented and then installed at the Historical Park at a later date.
- Mike Welch will have large flag presented using his crane.
- 13 flags to display by the stage – Carsity Fields.

Wastewater Project Update

Staff reported progress on the wastewater lift station project. Construction bids came in significantly lower than projected, reducing the total project from $2.1 million to $1.2 million.

Funding through CIB will be reduced accordingly while maintaining the 50/50 loan and grant split.

Construction is expected to begin after closing on June 25, 2026.

ORDINANCES AND RESOLUTIONS

Ordinance 04-2026 – "Temporary Land Use Moratorium on Data Center Development"

This ordinance places a 180-day moratorium on data centers, data center power plants, and solar energy facilities to allow time for study and development of land use regulations.

- ***MOTION**: Council Member Russell Smith moved to adopt Ordinance 04-2026 "Temporary Land Use Moratorium on Data Center Development". The motion was seconded by Council Member Scott Symond. The motion carried with the following votes:*
  Yes: Tayson Willis, Les Whitney, Russell Smith, Ian Spaulding, Scott Symond
  No: None
  Absent: None

Resolution 03-2026 – "Golf Course Green Fee Adjustment"

This resolution allows for a Green Fee increase from $3 to $5 per five-hole round of play.

- ***MOTION**: Council Member Les Whitney moved to adopt Resolution 03-2026 "Golf Course Green Fee Adjustment". The motion was seconded by Council Member Tayson Willis. The motion carried with the following votes:*
  Yes: Tayson Willis, Les Whitney, Russell Smith, Ian Spaulding, Scott Symond
  No: None
  Absent: None

Resolution 04-2026 – "Utah Retirement Systems Contributions"

This resolution provides annual approval of URS contribution rates.

- ***MOTION**: Council Member Scott Symond moved to adopt Resolution 04-2026 "Utah Retirement Systems Contributions". The motion was seconded by Council Member Les Whitney. The motion carried with the following votes:*
  Yes: Tayson Willis, Les Whitney, Russell Smith, Ian Spaulding, Scott Symond
  No: None
  Absent: None

Resolution 05-2026 – "Approved Vendor List"

This resolution provides an annual revision to the approved vendor list which do not require purchase order authorization.

- ***MOTION**: Council Member Les Whitney moved to adopt Resolution 05-2026 "Approved Vendor List". The motion was seconded by Council Member Scott Symond. The motion carried with the following votes:*
  Yes: Tayson Willis, Les Whitney, Russell Smith, Ian Spaulding, Scott Symond
  No: None
  Absent: None

Resolution 06-2026 – "Property Tax Rates"

This resolution sets the real and personal property tax rate at **0.00951**, generating approximately **$129,063** in revenue.

- ***MOTION**: Council Member Scott Symond moved to adopt Resolution 06-2026 "Property Tax Rates". The motion was seconded by Council Member Russell Smith. The motion carried with the following votes:*
  Yes: Tayson Willis, Les Whitney, Russell Smith, Ian Spaulding, Scott Symond
  No: None
  Absent: None

Resolution 07-2026 – "Amending FY 2025–2026 Budget"

This resolution allows for budget amendments for the current fiscal year.

- ***MOTION****: Council Member Les Whtiney moved to adopt Resolution 07-2026 "Amending FY 2025-2026 Budget". The motion was seconded by Council Member Scott Symond. The motion carried with the following votes:*
  Yes: Tayson Willis, Les Whitney, Russell Smith, Ian Spaulding, Scott Symond
  No: None
  Absent: None

Resolution 08-2026 – "Adopting FY 2026–2027 Budget"

This resolution approves the adoption of the new fiscal year operating budget.

- ***MOTION****: Council Member Les Whitney moved to adopt Resolution 08-2026 "Adopting FY 2026-2027 Budget". The motion was seconded by Council Member Tayson Willis. The motion carried with the following votes:*
  Yes: Tayson Willis, Les Whitney, Russell Smith, Ian Spaulding, Scott Symond
  No: None
  Absent: None

Resolution 09-2026 – Adjusting Compensation and Salaries

This resolution approves the salary adjustments for FY 2026–2027.

- ***MOTION****: Council Member Scott Symond moved to adopt Resolution 09-2026 "Adjusting Compensation and Salaries". The motion was seconded by Council Member Russell Smith. The motion carried with the following votes:*
  Yes: Tayson Willis, Les Whitney, Russell Smith, Ian Spaulding, Scott Symond
  No: None
  Absent: None

Resolution 10-2026 – Waiving Payment for Interfund Services

This resolution approves the waiving of payments for interfund services provided for municipal use.

- ***MOTION****: Council Member Russell Smith moved to adopt Resolution 10-2026 "Waiving Payment for Interfund Services". The motion was seconded by Council Member Scott Symond. The motion carried with the following votes:*
  Yes: Tayson Willis, Les Whitney, Russell Smith, Ian Spaulding, Scott Symond
  No: None
  Absent: None

STAFF REPORTS

Lisa Thompson

- Discussed the observance of the Juneteenth holiday and possible adjustments to align city holiday observances with federal agencies, banks, and the postal service to avoid confusion for the residents. Council agreed to allow staff to review personnel policy language for future consideration.

Mayor Davis

- Reported on the proposed funding agreement for the Five County Association of Governments (AOG). He explained that Beaver County Commissioners had reviewed the proposal and were supportive. Under the funding formula, Milford City's annual contribution would be $1,500, with Beaver County contributing approximately $23,792, Beaver County School District $5,000, and Beaver City approximately $2,000. He noted that the AOG Board would review the funding annually and determine any necessary inflationary adjustments. Mayor Davis emphasized the significant value the organization provides, administering programs that bring approximately $12 million annually into the five-county region and services that would not otherwise be financially feasible for local governments to provide independently.

- Mayor Davis also reported that he met with members of the Community Impact Board (CIB) regarding upcoming water, sewer, and drainage impact studies. The recommendation was to complete each study separately and keep individual project costs below **$50,000**, allowing them to qualify for an administrative 50/50 grant match without requiring formal CIB Board approval.

- He further updated the Council on the countywide Hazard Mitigation Plan, which must be updated every five years to maintain eligibility for FEMA funding. He stated that he and Council Member Les Whitney would participate in the remaining planning meetings to assist with completion of the updated plan.

Les Whitney

- Fire Chief Les initiated discussion regarding the City's current fireworks restrictions and whether changes should be considered due to increasingly dry conditions.
    - The Council discussed several options, including:
        - Continuing to follow the State of Utah's fire restriction guidance.
        - Limiting fireworks to a designated discharge area.
        - Implementing a complete ban if fire conditions worsen.

  Council members discussed the logistical challenges associated with establishing a designated fireworks area, including location availability, cleanup responsibilities, liability concerns with using school district property, and impacts on the City's professional fireworks display.

  Following discussion, the Council agreed to leave the current resolution- adopted in previous years- in place and continue following state fire restrictions. Should conditions significantly worsen before the Fourth of July, the Council may reconvene to consider additional restrictions if necessary.

Tayson Willis

- Council Member Tayson Willis reported on the June 10 Planning Commission meeting:

    - The Planning Commission held public hearings on both the City's General Plan and Annexation Policy Plan. No public comments were received, and both plans were recommended to the City Council for adoption at the July Council meeting. Copies are available at the City Office for Council review.
    - The Planning Commission also continued discussion regarding data centers. After review, the Commission determined that data centers are not an appropriate land use within Milford City limits and will begin preparing an ordinance prohibiting these facilities within city boundaries. The Commission acknowledged the ordinance could be revisited in the future if circumstances change.
    - Council Member Tayson also reviewed the history of the Horn Silver Subdivision, originally approved as a mobile home park before being converted to a residential subdivision. Research found that installation of sidewalks, curb, and gutter was a condition of approval; however, sidewalks currently exist at only 14 of the 24 residential lots.
    - The Planning Commission recommended that all future development within the subdivision be required to install sidewalks in accordance with City standards. Commissioners also discussed the possibility of a future cost-sharing or sidewalk assistance program to encourage installation for existing properties lacking sidewalks.
    - Council members discussed the difficulty of requiring existing homeowners to install sidewalks many years after subdivision approval but agreed the issue should remain under consideration during future budget discussions.
    - The Council requested that the sidewalk discussion be placed on a future agenda for additional review.
    - Mayor Davis expressed his appreciation to the Planning Commission and City staff for their continued work on planning and zoning matters.

Adjournment to Executive Session – Strategy session to discuss pending or reasonably imminent litigation

MOTION*: Council Member Les Whitney moved to close the open meeting and move into Executive Session at 5:59 PM. Motion was seconded by Council Member Scott Symond.. Roll call votes were as follows: Russell Smith – yes, Ian Spaulding – yes, Scott Symond – yes, Les Whitney – yes, Tayson Willis – yes. Motion carried.*

Those in attendance for the closed session were: Mayor Nolan Davis, Council Members Russell Smith, Ian Spaulding, Scott Symond, Les Whitney, Tayson Willis, Foreman Ben

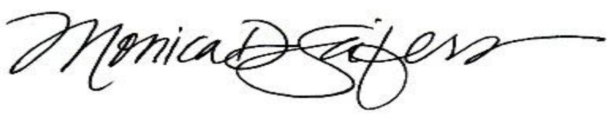
Stewart, City Administrator Makayla Bealer, City Recorder Monica Seifers, Zoning Administrator Lisa Thompson,. All others in attendance were excused.

MOTION*: Council Member Russell Smith moved to close Executive Session and resume the open meeting at 6:37 PM. Motion was seconded by Council Member Les Whitney. Roll call votes were as follows: Russell Smith – yes, Ian Spaulding – yes, Scott Symond – yes, Les Whitney – yes, Tayson Willis – yes. Motion carried.*

Adjournment of regular session

There being no further business, the meeting adjourned at 6:38 PM .

APPROVED by the City Council on the 29th day of July, 2026.



MONICA D. SEIFERS, City Recorder