



WOODS CROSS CITY COUNCIL AGENDA

Tuesday, August 18, 2026 • 6:30 pm– Council Chambers Woods Cross City Hall
This meeting will be held in person and via Zoom. You may access at <https://zoom.us/j/9358074960> or
go to zoom.us > select JOIN A MEETING > Meeting ID: 935 807 4960

Please mute your microphone except during PUBLIC COMMENT period.

Invocation/Pledge

LARRABEE

1. REVIEW of AGENDA

MAYOR

2. CONSENT AGENDA ITEMS

- a. Ratify Cash Disbursements: 7/17/26 – 8/12/26
- b. Approve Meeting Minutes: Road User Fee 7/21/26, 8/4/26, 8/6/26
- c. Consideration to Approve Resolution 2026-1012 Authorizing the Purchase of a Vac Trailer and Declaring the 2013 Vac Trailer as Surplus

MAYOR

MAYOR

CHRISTIENSEN

3. PUBLIC COMMENT*

MAYOR

Brief items not on the agenda or part of a scheduled Public Hearing. Limited to 3-5 minutes. If an item takes more than 3-5 minutes, please contact the City Recorder to be added to a future agenda. (ahanson@woodscross.gov)

***Please join us in our commitment to civility:**

We strive act and speak with dignity, courtesy, and respect at all times.

4. ACTION ITEMS

- a. None unless a consent item is moved by City Council

5. DISCUSSION ITEMS

- a. Community Wellness Survey
- b. Banners and Locations on 800 W and 1500 S
- c. Speeding on 1100 W.
- d. Ash Tree Removal on 1500 S Recommendation
- e. City Hall/Hogan Park

BARTHOLOMEW
CHRISTIENSEN
HADERLIE/BIGELOW
KINSER/HADERLIE
HADERLIE

6. STAFF REPORTS

- a. Community Development Report
- b. Community Services Report
- c. Police Report
- d. Public Works Report
- e. City Administrator Report
- f. Finance Report

POOLE
BARTHOLOMEW
BIGELOW
CHRISTIENSEN
HADERLIE
HADERLIE

7. COUNCIL ITEMS

- a. Questions/Direction to City Administrator or Staff
- b. Council Reports

8. CLOSED SESSION with POSSIBLE ACTION

MAYOR

- a. Move to closed meeting to discuss items pursuant to UCA § 52-4-205.

ADJOURN

I certify that copies of the agenda for the Woods Cross City Council meeting to be held August 18, 2026, were posted at Woods Cross City Hall, city website www.WoodsCross.gov, and the Utah Public Notice website at www.utah.gov/pmn. Date Posted: August 14, 2026, /s/ Annette Hanson, Woods Cross City Recorder.

In compliance with the Americans with Disabilities Act, any individuals needing special accommodations or services during this meeting shall notify the City Recorder at (801) 677-1006 or AP@WoodsCross.gov at least 24 hours prior to the meeting.

Consent Items

CASH DISBURSEMENTS

<u>Funds: 1st & 2nd digit of Account #</u>	<u>Departments: 3rd & 4th digit of Account #</u>
10 General	1X Assets
51 Water	2X Liabilities
52 Garbage	3X Revenues
21 Class C Roads	41 Legislative
22 Subsurface Storm Drain	42 Judicial
23 Storm Sewer	43 Administration
24 Park Development	46 Data Processing
25 Redevelopment agency	47 Non Departmental
46 Capital Improvement	49 City Attorney
53 Water Impact	51 City Hall
54 Water Revenue Bond	55 Elections
56 Storm Drain Enterprise	57 Community Development
	60 Police
	61 Liquor Law Enforcement
	62 Fire Department
	63 Building Inspection
	66 Animal Control
	67 Volunteer Services
	71 Street Department
	74 Sidewalks, Curb Gutter
	77 Storm Sewer
	79 City Shops
	83 Parks
	86 Recreation
	90 Transfers

Report Criteria:

Report type: GL detail

Check Number	Check Date	Payee	Description	GL No	Amount	Invoice No
31937	07/30/2026	APPLIED CONCEPTS, INC.	Stalker Speed Module with External Antenna-associated with 2026-964	28-40-740	201.00	S327610
Total 31937:					201.00	
31938	07/30/2026	COMFORT SYSTEMS USA INTERMT	FRONT CONFERENCE RM CH AC REPAIR	10-51-260	425.76	10016126
Total 31938:					425.76	
31939	07/30/2026	DAVIS PRINTING & GRAPHICS	ARBOR DAY BANNERS	23-40-731	99.01	133145
31939	07/30/2026	DAVIS PRINTING & GRAPHICS	BANNERS FOR DOGPARK	23-40-732	93.39	136656 ADJ
Total 31939:					192.40	
31940	07/30/2026	LEE'S ACE HARDWARE	BOLTS EXCHANGED FOR PARKS REPAIR	10-83-261	.90	013468/2
31940	07/30/2026	LEE'S ACE HARDWARE	WASP SPRAY/GRAFFITI REMOVAL SUPPLIES	10-83-610	53.00	013560/2
31940	07/30/2026	LEE'S ACE HARDWARE	PARKS RESTROOMS CLEANERS AND FASTENERS	10-83-260	10.63	013564/2
31940	07/30/2026	LEE'S ACE HARDWARE	WATER VALVE REPAIR	51-40-250	25.12	013567/2
Total 31940:					89.65	
31941	07/30/2026	PRECISE MRM LLC	FLEET GPS TRACKING March - June 2026	10-71-250	560.00	1111108
31941	07/30/2026	PRECISE MRM LLC	FLEET GPS TRACKING March - June 2026	10-83-250	480.00	1111108
31941	07/30/2026	PRECISE MRM LLC	FLEET GPS TRACKING March - June 2026	51-40-250	720.00	1111108
Total 31941:					1,760.00	
31942	07/30/2026	STATE OF UTAH	State's Share of Bldg Permits	10-21360	546.12	063026
31942	07/30/2026	STATE OF UTAH	Less City's Share of Bldg Permit Fees (15%)	10-32-210	81.92-	063026
Total 31942:					464.20	
31943	07/30/2026	STEP SAVER INC	CHLORINATION SALT	51-40-610	191.88	549240
31943	07/30/2026	STEP SAVER INC	LESS SALES TAX	51-40-610	11.47-	549240
Total 31943:					180.41	
31944	07/30/2026	WASATCH INTEGRATED WASTE	DIVERSION INCENTIVE - JUNE 2026	52-37-150	5,891.13-	ARPTKT038
31944	07/30/2026	WASATCH INTEGRATED WASTE	Tip Fee for Garbage Collection	52-40-621	30,184.20	INV88857

Check Number	Check Date	Payee	Description	GL No	Amount	Invoice No
31944	07/30/2026	WASATCH INTEGRATED WASTE	Tip Fee for Green Wate	52-40-625	3,374.00	INV88857
Total 31944:					27,667.07	
31945	07/30/2026	1558 WEST PROPERTIES LLC C/O ELI MONGEON	REFUND OVERPAYMENT-FINAL BILL	01-11750	114.53	2.1.1307.0.2
Total 31945:					114.53	
31946	07/30/2026	ALEX BADDLEY	REFUND OVERPAYMENT-RECEIVED AFTER ACCOUNT CLOSED	01-11750	98.53	12.2216.0.4
Total 31946:					98.53	
31947	07/30/2026	ANAGO	CARPET CLEANING -PUBLIC WORKS/MULTIPURPOSE ROOM	10-79-260	845.00	39824
Total 31947:					845.00	
31948	07/30/2026	ATLAS SALES INC	JUMPING JACK COMPACTOR - WATER DEPARTMENT	51-40-741	3,481.25	62058
31948	07/30/2026	ATLAS SALES INC	LESS SALES TAX	51-40-741	271.25-	62058
Total 31948:					3,210.00	
31949	07/30/2026	BELL JANITORIAL SUPPLY	PARKS CLEANING SUPPLIES	10-83-261	313.38	1086333
Total 31949:					313.38	
31950	07/30/2026	BIG BRAND TIRE & SERVICE	PD VN 06674 MAINTENANCE	10-60-251	91.15	3441 977286
31950	07/30/2026	BIG BRAND TIRE & SERVICE	PD VN 06753 MAINTENANCE	10-60-251	91.15	3441-968233
31950	07/30/2026	BIG BRAND TIRE & SERVICE	PD VN 06827 MAINTENANCE	10-60-251	91.15	3441-985743
Total 31950:					273.45	
31951	07/30/2026	BOUNTIFUL CITY CORP	339 W 2600 S Electric Power	51-40-270	26.38	2611478
31951	07/30/2026	BOUNTIFUL CITY CORP	330 W 1500 S Electric Power	51-40-270	37.47	2615775
31951	07/30/2026	BOUNTIFUL CITY CORP	180 E 1500 S Electric Power	51-40-270	30.01	2616506
Total 31951:					93.86	
31952	07/30/2026	BOUNTIFUL CITY LIGHT AND POWER	1500 S TANK PROJ POLE RELOCATION FOR WATER TANK	51-61-703	13,857.00	6-2026-28JB
31952	07/30/2026	BOUNTIFUL CITY LIGHT AND POWER	1500 S TANK PROJ POLE RELOCATION FOR WATER TANK	51-61-703	40,759.00	8-2027-03JB

Check Number	Check Date	Payee	Description	GL No	Amount	Invoice No
Total 31952:					54,616.00	
31953	07/30/2026	BOUNTIFUL POLICE DEPARTMENT	QUARTERLY DISPATCH SERVICES	10-60-280	13,918.98	07.01.26
Total 31953:					13,918.98	
31954	07/30/2026	DEBORAH J & TROY S LEE	REFUND OVERPAYMENT-FINAL BILL	01-11750	4.77	11.1150.0.5
Total 31954:					4.77	
31955	07/30/2026	EMINENT TECHNICAL SOLUTIONS	LAPTOP FOR S CHRISTIANSEN	10-46-740	2,515.00	EM-1012
31955	07/30/2026	EMINENT TECHNICAL SOLUTIONS	QUARTERLY IT BACKUP & SUBSCRIPTIONS	10-46-310	2,861.25	EM-1125
Total 31955:					5,376.25	
31956	07/30/2026	FREEDOM MAILING SERVICES INC	2027 TNT BROCHURE FOLDING/INSERTING/MAILING	10-43-310	2,497.99	53462
Total 31956:					2,497.99	
31957	07/30/2026	GAVIN HANSELMAN	PERDIEM '26 FBI INTRMTN LAW ENFORCE EXE COMD COLLEGE 10/18-10/24	10-60-230	163.00	10.18.86
Total 31957:					163.00	
31958	07/30/2026	HOME DEPOT	WATER REPAIR CONCRETE	51-40-250	55.84	1023353
31958	07/30/2026	HOME DEPOT	LIGHTS FOR NIGHT REPAIR WORK	51-40-741	299.00	361011
31958	07/30/2026	HOME DEPOT	WATER DEPARTMENT TOOLS/CONCRETE	51-40-250	318.16	8020792
31958	07/30/2026	HOME DEPOT	WATER DEPARTMENT TOOLS/CONCRETE	51-40-741	561.83	8020792
Total 31958:					1,234.83	
31959	07/30/2026	IACP NET	IACPNET DEPARTMENT SUBSCRIPTIONS 8/1/26-7/31/26	10-60-310	525.00	0482811
Total 31959:					525.00	
31960	07/30/2026	INGRID OSEGUERA	COURT INTERPRETER 7.28.26	10-42-310	114.00	7.28.26
Total 31960:					114.00	
31961	07/30/2026	INTERSTATE BATTERIES	Batteries for sprinkler timers	10-83-261	26.10	110780208

Check Number	Check Date	Payee	Description	GL No	Amount	Invoice No
Total 31961:					26.10	
31962	07/30/2026	JADON MORSE	REFUND OVERPAYMENT-FINAL BILL	01-11750	54.50	22.1308.0.2
Total 31962:					54.50	
31963	07/30/2026	JOSCHA & BOBBIE BONILLA	REFUND OVERPAYMENT RECEIVED AFTER ACCOUNT CLOSED	01-11750	43.53	22.1309.0.5
Total 31963:					43.53	
31964	07/30/2026	L N CURTIS	REPAIR CONFINED SPACE 4 GAS SENSOR	51-40-250	77.00	INV1089054
Total 31964:					77.00	
31965	07/30/2026	LAKEVIEW ASPHALT PRODUCTS INC	ASPHALT PATCH GOVERNOR'S CIRCLE	21-40-410	86.24	16786
31965	07/30/2026	LAKEVIEW ASPHALT PRODUCTS INC	ASPHALT PATCH 700 S	21-40-410	185.92	16816
31965	07/30/2026	LAKEVIEW ASPHALT PRODUCTS INC	ASPHALT PATCH ON 1500 W	21-40-410	167.44	16835
Total 31965:					439.60	
31966	07/30/2026	LAKEVIEW ROCK PRODUCTS	Raodbase for Waterleak Backfill	21-40-410	1,435.59	4447705
Total 31966:					1,435.59	
31967	07/30/2026	LEMA VENTURES	REFUND OVERPAYMENT-FINAL BILL	01-11750	62.76	7.1230.0.3
Total 31967:					62.76	
31968	07/30/2026	LINDE GAS & EQUIPMENT INC.	ACETYLENE	10-79-260	224.90	57965999
Total 31968:					224.90	
31969	07/30/2026	MARCUS HUFF	REIMBURSE HAT-UNIFORM PURCHASE	51-40-610	17.26	072226
Total 31969:					17.26	
31970	07/30/2026	METHOD STUDIO, INC	25.0585 PROGRAMMING DESIGN NEW CITY HALL	46-40-720	35,185.10	37099
Total 31970:					35,185.10	

Check Number	Check Date	Payee	Description	GL No	Amount	Invoice No
31971	07/30/2026	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLY-FRONT OFFICE	10-43-240	51.85	4766181960
Total 31971:					51.85	
31972	07/30/2026	PECK STRIPING INC	1900 S 1100 2 INTERSECTION L/R TURN LANES PAINT PER C COUNCIL DIRECTION	21-40-410	2,622.00	26076-1
Total 31972:					2,622.00	
31973	07/30/2026	ROCKY MOUNTAIN POWER	STREET LIGHT POWER	10-47-270	9,032.69	41735366-00
31973	07/30/2026	ROCKY MOUNTAIN POWER	CITY HALL POWER	10-51-270	1,597.22	41735366-00
31973	07/30/2026	ROCKY MOUNTAIN POWER	SHOPS ELECTRIC POWER	10-79-270	1,248.83	41735366-00
31973	07/30/2026	ROCKY MOUNTAIN POWER	PARKS ELECTRIC POWER	10-83-270	426.88	41735366-00
31973	07/30/2026	ROCKY MOUNTAIN POWER	WATER ELECTRIC POWER	51-40-270	2,616.69	41735366-00
Total 31973:					14,922.31	
31974	07/30/2026	SHERWIN-WILLIAMS	ROAD PAINT MARKING OUT FOGLINES AT 1500 S/1100 W PER COUNCIL DIRECTION	10-71-410	68.90	1071410
Total 31974:					68.90	
31975	07/30/2026	STANDARD PLUMBING SUPPLY CO.	MULTIMETER FOR PARKS TOOLS	10-83-741	310.91	ATYC93
31975	07/30/2026	STANDARD PLUMBING SUPPLY CO.	SPRINKLER REPAIR PARTS-RETURN PLUS SALES TAX	10-83-741	333.45	ATYD48
31975	07/30/2026	STANDARD PLUMBING SUPPLY CO.	BATTERY OPERATED SPRINKLER CONTROLS	10-83-261	206.68	AVMD39
Total 31975:					184.14	
31976	07/30/2026	SUNSTATE EQUIPMENT CO.	SOD CUTTER RENTAL-MILLS PARK T-BALL EXPANSION	10-83-730	600.75	14553632-00
Total 31976:					600.75	
31977	07/30/2026	TAIG NIELSEN CONSTRUCTION	A1 DRAIN PROJECT-RP-25-00270 PAY APP 1	56-40-620	22,794.00	RP-25-00270
Total 31977:					22,794.00	
31978	07/30/2026	TERRACON CONSULTANTS INC	INTERMOUNTAIN SALES SITE PLAN/GEOTECH REVIEW	10-47-310	788.00	17763
Total 31978:					788.00	
31979	07/30/2026	THUY TRAN & QUANG SY	REFUND OVERPAYMENT-RCVD AFTER FINAL BILLING	01-11750	35.29	24.5519.0.1

Check Number	Check Date	Payee	Description	GL No	Amount	Invoice No
Total 31979:					35.29	
31980	07/30/2026	UNIFIRST FIRST AID AND SAFETY	RESTOCK FIRST AID SUPPLIES CITY HALL	10-51-260	135.98	3560100029
Total 31980:					135.98	
31981	07/30/2026	UPPER CASE PRINTING INK	NEWSLETTER JULY 2026 (2320)	10-43-610	498.80	4662
Total 31981:					498.80	
31982	07/30/2026	VERIZON WIRELESS	PW TABLETS	10-51-280	280.25	6148433360
Total 31982:					280.25	
31983	07/30/2026	WINDSHIELD DOCTOR INC	REPLACE PW VN 91326 WINDSHIELD-R GLASS	51-40-250	385.00	J 11071
31983	07/30/2026	WINDSHIELD DOCTOR INC	ROCK CHIP REPAIR PD VN13132	10-60-251	80.00	R 1574
Total 31983:					465.00	
31984	07/30/2026	ZIONS FIRST NATIONAL BANK	2016 WTR REV BOND-TRUST ADMIN FEE-FINAL	51-80-832	1,750.00	9536400 7.1
31984	07/30/2026	ZIONS FIRST NATIONAL BANK	2021 SALES TAX BOND TRUST ADMINISTRATION FEES	41-40-830	2,000.00	9536420 7.1
Total 31984:					3,750.00	
31985	08/03/2026	ACER TREES	HOGAN TREE TRIMMING ORDERED FOR JUNE-DELAYED BY RMP	23-40-731	2,575.00	2831
Total 31985:					2,575.00	
31986	08/03/2026	JUB ENGINEERS, INC	55-25-04900 1500 S Tank #2 & CREDIT FOR LEGACY TRAIL	51-61-703	22,605.01	196763
31986	08/03/2026	JUB ENGINEERS, INC	RP-26-00455 HOGAN PARK EASEMENT & PROPERTY	46-40-720	8,342.10	196774
31986	08/03/2026	JUB ENGINEERS, INC	55-23-16000 WELL #3 REHAB-WELL HOUSE DESIGN & CREDIT 4 LEGACY TRAIL	51-61-702	546.00	197868
31986	08/03/2026	JUB ENGINEERS, INC	55-25-04900 1500 S TANK #2	51-61-703	15,018.71	197877
Total 31986:					46,511.82	
31987	08/05/2026	ACE RECYCLING AND DISPOSAL	DOCUMENT DESTRUCTION THROUGH 7.31.26	10-51-250	152.78	1489429
31987	08/05/2026	ACE RECYCLING AND DISPOSAL	GREEN WASTE PICKUP	52-40-625	9,452.69	1489613
31987	08/05/2026	ACE RECYCLING AND DISPOSAL	RECYCLING PICK UP	52-40-624	15,113.44	1489613
31987	08/05/2026	ACE RECYCLING AND DISPOSAL	FIRST CAN PICK UP	52-40-620	18,263.70	1489613

Check Number	Check Date	Payee	Description	GL No	Amount	Invoice No
31987	08/05/2026	ACE RECYCLING AND DISPOSAL	SECOND CAN PICK UP	52-40-620	1,237.65	1489613
31987	08/05/2026	ACE RECYCLING AND DISPOSAL	DUMPSTER RENTAL PROGRAM JULY 2026	52-40-622	660.00	1489679
Total 31987:					44,880.26	
31988	08/05/2026	ASSOCIATION OF PUBLIC TREASURERS	ANNUAL DUES - CINDEE COLBY TRHOUGH 9/27	10-43-210	159.00	33397
Total 31988:					159.00	
31989	08/05/2026	BEACON CODE CONSULTANTS	BUILDING INSPECTIONS AND PLAN REVIEWS JULY 2026	10-63-310	12,195.00	06142824
Total 31989:					12,195.00	
31990	08/05/2026	BRYAN MEMMOTT	REIMBURSEMENT; UTAH STATE BAR ATTORNEY ACTIVE LICENSING FEE 26-27	10-42-610	435.00	1146945
Total 31990:					435.00	
31991	08/05/2026	DAVIS COUNTY HEALTH DEPARTMENT	WATER SAMPLES 2026 (15 TESTS PER MONTH) JAN-JUN 2026	51-40-310	1,080.00	552375
Total 31991:					1,080.00	
31992	08/05/2026	FREEDOM MAILING SERVICES INC	BILL PROCESSING (2311)	51-40-620	1,663.92	53495
31992	08/05/2026	FREEDOM MAILING SERVICES INC	FOLDING & INSERTING NEWSLETTER (2311)	10-43-610	36.98	53495
Total 31992:					1,700.90	
31993	08/05/2026	GENCOMM	COUNCIL ROOM A/V DIAGNOSE/REPAIR	10-51-260	1,350.00	8853
Total 31993:					1,350.00	
31994	08/05/2026	INTEGRA REALTY RESOURCES	APPRAISAL 1415 W 1500 S	46-40-710	2,500.00	160-2026-10
Total 31994:					2,500.00	
31995	08/05/2026	JOSH ETHEIMER	ARBORIST TREE REVIEW 1500 S	46-40-720	1,593.75	WC-2026-01
Total 31995:					1,593.75	
31996	08/05/2026	JUB ENGINEERS, INC	RP-26-00402 2026 GIS SERVICE/MAPPING SOFTWARE (5/31/26-6/27/26)	51-40-310	179.50	198707
31996	08/05/2026	JUB ENGINEERS, INC	55-22-03800 1200 S STORM DRAIN (5/31/26-6/27/26)	56-61-701	796.98	198736

Check Number	Check Date	Payee	Description	GL No	Amount	Invoice No
31996	08/05/2026	JUB ENGINEERS, INC	55-23-16000 WELL #3 REHAB-WELL HOUSE DESIGN & CREDIT 4 LEGACY TRAIL (5/31/26-6/27/26)	51-61-702	292.76	198737
31996	08/05/2026	JUB ENGINEERS, INC	55-24-00800 2024 DEV REVIEWS-COLE'S AUTO (5/31/26-6/27/26)	10-47-310	308.50	198738
31996	08/05/2026	JUB ENGINEERS, INC	55-25-03300 UTA DOUBLE TRACK REVIEW MTGS (5/31/26-6/27/26)	21-13220	186.50	198742
31996	08/05/2026	JUB ENGINEERS, INC	55-25-04900 1500 S Tank #2 (5/31/26-6/27/26)	51-61-703	4,424.75	198743
31996	08/05/2026	JUB ENGINEERS, INC	RP-25-00270 A-2 DRAIN MAINT PROJECT MTGS/MGMT (5/31/26-6/27/26)	56-40-620	816.80	198745
31996	08/05/2026	JUB ENGINEERS, INC	RP-25-00364 2026 SUBSIDENCE GHIZZONE PIERING (5/31/26-6/27/26)	25-40-311	2,072.70	198746
31996	08/05/2026	JUB ENGINEERS, INC	RP-26-00017 26 Dev Rev-Utility Req (5/31/26-6/27/26)	51-40-310	186.50	198748
31996	08/05/2026	JUB ENGINEERS, INC	RP-26-00017 26 Dev Rev-EV Auto/Itmtn Sales/Fisher (5/31/26-6/27/26)	10-47-310	2,074.00	198748
31996	08/05/2026	JUB ENGINEERS, INC	RP-26-00068 1400 S WTRLINE CDBG PRO (5/31/26-6/27/26)	51-61-705	1,171.60	198751
31996	08/05/2026	JUB ENGINEERS, INC	RP-26-00082 26 WTR PROJECTS DISCUSION (5/31/26-6/27/26)	51-40-310	308.50	198752
31996	08/05/2026	JUB ENGINEERS, INC	RP-26-00082 GROUND WATER UPDATE	25-40-311	2,258.00	198752
31996	08/05/2026	JUB ENGINEERS, INC	RP26-00082 26 WTR PROJECTS-CAD UPDTE	10-47-310	326.00	198752
31996	08/05/2026	JUB ENGINEERS, INC	RP-26-00083 2026 Storm Drain-Skypark ?s (5/31/26-6/27/26)	56-40-310	308.50	198753
31996	08/05/2026	JUB ENGINEERS, INC	RP-26-00084 1900 S Turnlane/1100 W Intr/Mill & Overlay-Credit 4 Legacy Trail (5/31/26-6/27/26)	21-40-310	906.40	198754
31996	08/05/2026	JUB ENGINEERS, INC	RP-26-00841 IFFP UPDATE W CREDIT LEGACY TRAIL (5/31/26-6/27/26)	53-40-310	790.40	198758
Total 31996:					17,408.39	
31997	08/05/2026	LAKEVIEW ASPHALT PRODUCTS INC	ASPHALT PATCH 1500 S	21-40-410	112.00	16938
31997	08/05/2026	LAKEVIEW ASPHALT PRODUCTS INC	ASPHALT PATCH 1500 S	21-40-410	110.88	16960
Total 31997:					222.88	
31998	08/05/2026	LEE'S ACE HARDWARE	STREET DEPT TOOLS	10-71-741	94.47	013735
31998	08/05/2026	LEE'S ACE HARDWARE	STREET LIGHTS VOLTAGE TESTERS (2)	10-71-741	54.88	013738
31998	08/05/2026	LEE'S ACE HARDWARE	PW PARKS BAY SWAMP COOLER PUMP AND BASKET	10-79-260	51.28	013779
31998	08/05/2026	LEE'S ACE HARDWARE	WATER DEPT CHAIN LINK/MISC WATER DEPT	51-40-250	42.90	013787
31998	08/05/2026	LEE'S ACE HARDWARE	MURIATIC ACID-CLEANING CHLORINE GENERATOR	51-40-250	21.58	013815
31998	08/05/2026	LEE'S ACE HARDWARE	PARKS MASON LINE/MISC FASTENERS	10-83-261	24.64	013816
Total 31998:					289.75	
31999	08/05/2026	M&M ASPHALT SERVICES INC.	SLURRY SEAL 880 W 1500 S APPROVED RES 2026-1006	21-40-410	46,463.00	126176
31999	08/05/2026	M&M ASPHALT SERVICES INC.	SLURRY SEAL 1750 & 1850 S APPROVED RES 2026-1006	21-40-410	9,550.75	126177

Check Number	Check Date	Payee	Description	GL No	Amount	Invoice No
Total 31999:					56,013.75	
32000	08/05/2026	ORANGE ELECTRIC	PW BLDG POWER LOGGIN-DETERMINE BACK-UP GENERATOR SIZE/DESIGN	10-79-260	1,500.00	45675834
Total 32000:					1,500.00	
32001	08/05/2026	PRECISION POWER INC	WELL 5 GENERATOR SERVICE	51-40-250	309.00	59529
32001	08/05/2026	PRECISION POWER INC	LAND DRAIN GENERATOR TESTING/SERVICE	56-40-250	1,169.00	59531
32001	08/05/2026	PRECISION POWER INC	CH GENERATOR SERVICE/LOAD TEST	10-51-260	1,246.00	59532
32001	08/05/2026	PRECISION POWER INC	PW GENERATOR SERVICE/LOAD TEST	10-79-260	1,526.00	59533
Total 32001:					4,250.00	
32002	08/05/2026	RED HANGER	CLEAN POLICE DEPT UNIFORMS-CLOSING DATE 8.1.26	10-60-450	43.50	YD46989 8.1
Total 32002:					43.50	
32003	08/05/2026	RUBEN CORREA	BAILIFF FEE 8.4.26	10-42-310	200.00	8.4.26
Total 32003:					200.00	
32004	08/05/2026	SETH ANDERSON	REIMBURSE CDL DRIVING TEST FEE	56-40-230	78.00	123670016
Total 32004:					78.00	
32005	08/05/2026	STEP SAVER INC	CHLORINATION SALT	51-40-610	158.23	551047
32005	08/05/2026	STEP SAVER INC	LESS SALES TAX	51-40-610	9.46	551047
32005	08/05/2026	STEP SAVER INC	CHLORINATION SALT	51-40-610	203.70	552375
32005	08/05/2026	STEP SAVER INC	LESS SALES TAX	51-40-610	12.18	552375
Total 32005:					340.29	
32006	08/05/2026	TRACTOR SUPPLY CREDIT PLAN	STREETS MINI TORCH (RILEY)	10-79-741	64.34	644592
Total 32006:					64.34	
32007	08/05/2026	Utah Dept Workforce Services	Unemployment-K. Hill	10-71-110	413.25	R 2-910362-
32007	08/05/2026	Utah Dept Workforce Services	Unemployment-K. Hill	10-83-110	413.25	R 2-910362-
32007	08/05/2026	Utah Dept Workforce Services	Unemployment-K. Hill	51-40-110	1,653.00	R 2-910362-
32007	08/05/2026	Utah Dept Workforce Services	Unemployment-K. Hill	52-40-110	137.75	R 2-910362-

Check Number	Check Date	Payee	Description	GL No	Amount	Invoice No
32007	08/05/2026	Utah Dept Workforce Services	Unemployment-K. Hill	56-40-110	137.75	R 2-910362-
Total 32007:					2,755.00	
32008	08/05/2026	UTAH STATE TREASURER	FINE OWING TO STATE	10-35-100	10,976.98	07.31.26
Total 32008:					10,976.98	
32009	08/05/2026	VANGUARD CLEANING SYSTEMS OF UTAH	CITY HALL JANITORIAL SERVICES - 8/26	10-51-620	702.00	44961
32009	08/05/2026	VANGUARD CLEANING SYSTEMS OF UTAH	PW BUILDING JANITORIAL SERVICES 7/26	10-79-260	618.00	44961
Total 32009:					1,320.00	
32010	08/05/2026	WASATCH INTEGRATED WASTE	INV89300 Clean Up Waste	52-40-622	131.70	2026 7.31
32010	08/05/2026	WASATCH INTEGRATED WASTE	INV89305 Clean Up Waste	52-40-622	133.20	2026 7.31
32010	08/05/2026	WASATCH INTEGRATED WASTE	INV89454 Clean Up Waste	52-40-622	10.00	2026 7.31
32010	08/05/2026	WASATCH INTEGRATED WASTE	INV89554 Clean Up Waste	52-40-622	107.40	2026 7.31
32010	08/05/2026	WASATCH INTEGRATED WASTE	INV89656 Clean Up Waste	52-40-622	190.50	2026 7.31
32010	08/05/2026	WASATCH INTEGRATED WASTE	INV89880Clean Up Waste	52-40-622	18.60	2026 7.31
32010	08/05/2026	WASATCH INTEGRATED WASTE	INV90267 Clean Up Waste	52-40-622	55.20	2026 7.31
Total 32010:					646.60	
32011	08/06/2026	BOUNTIFUL CITY CORP	DIRT AND LANDSCAPE DISPOSAL	52-40-622	797.00	07.31.26
Total 32011:					797.00	
32012	08/06/2026	ENTERPRISE FM TRUST	276MZ3 PW SILVERADO 3500	61-80-171	920.05	608175-0805
32012	08/06/2026	ENTERPRISE FM TRUST	276N29 PW LEASE SILVERADO 2500	61-80-183	971.30	608175-0805
32012	08/06/2026	ENTERPRISE FM TRUST	26PXSF EQUINOX LEASE	61-80-151	562.58	608175-0805
32012	08/06/2026	ENTERPRISE FM TRUST	26QM4C PW SILVERADO LEASE	61-80-171	147.51	608175-0805
32012	08/06/2026	ENTERPRISE FM TRUST	26QM4C PW SILVERADO LEASE	61-80-183	147.51	608175-0805
32012	08/06/2026	ENTERPRISE FM TRUST	26QM4C PW SILVERADO LEASE	61-80-560	295.01	608175-0805
32012	08/06/2026	ENTERPRISE FM TRUST	26QM4C PW SILVERADO LEASE	61-80-510	295.01	608175-0805
32012	08/06/2026	ENTERPRISE FM TRUST	26VDS7 PW SILVERADO 3500 LEASE	61-80-183	805.48	608175-0805
32012	08/06/2026	ENTERPRISE FM TRUST	26QM4K PW 1500 SILVERADO LEASE	61-80-510	861.55	608175-0805
Total 32012:					5,006.00	
32013	08/06/2026	LANGUAGE LINE SERVICES, INC	INTERPRETATION BY PHONE	10-42-310	67.18	11988032

Check Number	Check Date	Payee	Description	GL No	Amount	Invoice No
Total 32013:					67.18	
32014	08/06/2026	NATIONAL TRENCH SAFETY	TRENCH SHORING EQUIP	51-40-741	2,885.00	175799-01
Total 32014:					2,885.00	
32015	08/12/2026	ANDERSEN ASPHALT LLC	2026 STREETS PRESERVATION MINERAL BOND SEALANT	21-40-410	36,504.00	9325-1
Total 32015:					36,504.00	
32016	08/12/2026	BLACK FOREST PAVING	2026 MILL AND OVERLAY PROJECT - PAY APP #1	21-40-410	289,451.70	RP-26-00084
Total 32016:					289,451.70	
32017	08/12/2026	CANON U.S.A. INC.	CONTRACT 2737990 SN 3BN01942-COPIER/COPIES 7.30.26	10-51-250	51.92	6016844081
Total 32017:					51.92	
32018	08/12/2026	CHERYL GREEN	4.1600.0.2 REFUND OVERPAYMENT - FINAL BILL	01-11750	24.71	081126
Total 32018:					24.71	
32019	08/12/2026	CORY MICHAEL BELDEN	BAIL REFUNDED - CASE 255301220	10-35-100	130.00	08.04.26
Total 32019:					130.00	
32020	08/12/2026	ENBRIDGE GAS-UT WY ID	1555 S 800 W Natural Gas Heat	10-51-270	32.60	1917910000
32020	08/12/2026	ENBRIDGE GAS-UT WY ID	2287 S 1200 W Natural Gas Heat	10-79-270	20.67	3969368222
32020	08/12/2026	ENBRIDGE GAS-UT WY ID	2287 S 1200 W Natural Gas Heat - NEW	10-79-270	61.12	8380550000
Total 32020:					114.39	
32021	08/12/2026	HIGH PLAINS DRILLING INC	WELL 3 REPLACEMENT PAY APP 3	51-61-702	48,640.00	55-23-00160-
Total 32021:					48,640.00	
32022	08/12/2026	HOSE & RUBBER SUPPLY	HOSES/PARTS - VAC TRAILER REPAIR	51-40-250	255.12	02234460
Total 32022:					255.12	

Check Number	Check Date	Payee	Description	GL No	Amount	Invoice No
32023	08/12/2026	INGRID OSEGUERA	COURT INTERPRETER 8.11.26	10-42-310	114.00	08.11.26
Total 32023:					114.00	
32024	08/12/2026	JOHN AND JANET HARPER	5.1150.0.3 REFUND OVERPAYMENT - FINAL BILL	01-11750	37.06	0081126
Total 32024:					37.06	
32025	08/12/2026	LACEE BARTHOLOMEW	REIMBURSEMENT - SUMMER REC STAINED GLASS SUPPLIES	10-86-610	115.69	08.12.26
Total 32025:					115.69	
32026	08/12/2026	LAKEVIEW ASPHALT PRODUCTS INC	ASPHALT PATCH 2175 S	21-40-410	165.20	17017
Total 32026:					165.20	
32027	08/12/2026	LAWN BUTLER	LANDSCAPE MAINTENANCE JULY 2026	10-83-310	13,710.02	INA-252849
Total 32027:					13,710.02	
32028	08/12/2026	LOWE'S	WILDCAT PARK OUTLET REPAIR	10-83-261	85.80	981443
32028	08/12/2026	LOWE'S	TOOL CART - WATER DEPT	51-40-741	189.05	981901
32028	08/12/2026	LOWE'S	UNIFORM SHIRTS - ROBERT GLASS	51-40-610	75.84	981917
32028	08/12/2026	LOWE'S	STORAGE TOTE - WATER DEPT	51-40-250	48.41	983397
Total 32028:					399.10	
32029	08/12/2026	ODP BUSINESS SOLUTIONS, LLC	CLOCK - CITY HALL MULTI-PURPOSE ROOM	10-51-260	100.29	4726371040
Total 32029:					100.29	
32030	08/12/2026	O'REILLY AUTOMOTIVE INC	PW3 SILVERADO WIPER BLADE	51-40-250	28.32	2898-258846
Total 32030:					28.32	
32032	08/12/2026	STANDARD PLUMBING SUPPLY CO.	SPRINKLER REPAIR PARTS	10-83-261	96.34	AZTK91
32032	08/12/2026	STANDARD PLUMBING SUPPLY CO.	SPRINKLER PIPE BUSHING - MTN VIEW PARK	10-83-261	15.20	AZTZ90
Total 32032:					111.54	
32033	08/12/2026	STEVE REGAN CO.	BASEBALL DIAMOND MARKING CHALK	10-83-262	924.00	SO16053410

Check Number	Check Date	Payee	Description	GL No	Amount	Invoice No
Total 32033:					924.00	
32034	08/12/2026	TWIN D INC	STORM DRAIN CLEANING/CAMERA - 900 S FRONTAGE RD	56-40-620	1,285.00	838373RI
Total 32034:					1,285.00	
32035	08/12/2026	UPPER CASE PRINTING INK	NEWSLETTER AUG 2026 (2330)	10-43-610	500.95	4744
32035	08/12/2026	UPPER CASE PRINTING INK	TNT BROCHURE AND ENVELOPES (3536)	10-43-310	1,270.13	4745
Total 32035:					1,771.08	
32036	08/12/2026	UTAH FUEL NETWORK	COMMUNITY SERVICES JULY 2026 FUEL	10-86-252	173.49	F2701E0106
32036	08/12/2026	UTAH FUEL NETWORK	ADMINISTRATION JULY 2026 FUEL	10-43-252	51.28	F2701E0106
32036	08/12/2026	UTAH FUEL NETWORK	COMMUNITY DEVELOPMENT JULY 2026 FUEL	10-57-252	59.50	F2701E0106
32036	08/12/2026	UTAH FUEL NETWORK	PARKS JULY 2026 FUEL	10-83-252	902.33	F2701E0106
32036	08/12/2026	UTAH FUEL NETWORK	POLICE JULY 2026 FUEL	10-60-252	6,371.07	F2701E0106
32036	08/12/2026	UTAH FUEL NETWORK	STORM DRAIN JULY 2026 FUEL	56-40-252	14.26	F2701E0106
32036	08/12/2026	UTAH FUEL NETWORK	STREETS JULY 2026 FUEL	10-71-252	335.67	F2701E0106
32036	08/12/2026	UTAH FUEL NETWORK	WATER JULY 2026 FUEL	51-40-252	883.89	F2701E0106
Total 32036:					8,762.97	
32037	08/12/2026	JOHN FILLER	REIMBURSEMENT: UNIFORM SAFETY TOE BOOTS	10-83-610	154.44	08.10.26
Total 32037:					154.44	
32038	08/12/2026	JUSTIN AND SYDNEY STARR	12.5161.0.5 REFUND OVERPAYMENT - FINAL BILL	01-11750	84.47	081126
Total 32038:					84.47	
32039	08/12/2026	RODDA PAINT	PAINT/SUPPLIES - ROAD PAINTING	10-71-410	247.93	95010025
Total 32039:					247.93	
8032504	08/06/2026	ZIONS BANK CORPORATE TRUST	INTEREST PAYABLE	51-80-822	3,360.00	9536400 7.6.
8032504	08/06/2026	ZIONS BANK CORPORATE TRUST	PRINCIPAL PAYABLE	51-80-812	384,000.00	9536400 7.6.
8032504	08/06/2026	ZIONS BANK CORPORATE TRUST	AGENT FEES	51-80-832	250.00	9536400 7.6.
8032504	08/06/2026	ZIONS BANK CORPORATE TRUST	LESS CASH ON HAND	51-11810	13.32-	9536400 7.6.

Check Number	Check Date	Payee	Description	GL No	Amount	Invoice No
Total 8032504:					387,596.68	
8032505	08/06/2026	ZIONS BANK CORPORATE TRUST	INTEREST PAYABLE	51-80-824	11,929.75	9536421 7.6.
8032505	08/06/2026	ZIONS BANK CORPORATE TRUST	PRINCIPAL PAYABLE	51-80-814	75,000.00	9536421 7.6.
8032505	08/06/2026	ZIONS BANK CORPORATE TRUST	AGENT FEES	51-80-834	250.00	9536421 7.6.
8032505	08/06/2026	ZIONS BANK CORPORATE TRUST	LESS CASH ON HAND	51-11810	26.72-	9536421 7.6.
Total 8032505:					87,153.03	
8062501	08/06/2026	ZIONS BANK CORPORATE TRUST	INTEREST PAYABLE	51-80-822	3,360.00-	9536400 7.6.
8062501	08/06/2026	ZIONS BANK CORPORATE TRUST	PRINCIPAL PAYABLE	51-80-812	384,000.00-	9536400 7.6.
8062501	08/06/2026	ZIONS BANK CORPORATE TRUST	AGENT FEES	51-80-832	250.00-	9536400 7.6.
8062501	08/06/2026	ZIONS BANK CORPORATE TRUST	LESS CASH ON HAND	51-11810	13.32	9536400 7.6.
8062501	08/06/2026	ZIONS BANK CORPORATE TRUST	INTEREST PAYABLE	51-80-822	3,360.00	9536400 7.6.
8062501	08/06/2026	ZIONS BANK CORPORATE TRUST	PRINCIPAL PAYABLE	51-80-812	384,000.00	9536400 7.6.
8062501	08/06/2026	ZIONS BANK CORPORATE TRUST	AGENT FEES	51-80-832	250.00	9536400 7.6.
8062501	08/06/2026	ZIONS BANK CORPORATE TRUST	LESS CASH ON HAND	51-11810	13.32-	9536400 7.6.
8062501	08/06/2026	ZIONS BANK CORPORATE TRUST	INTEREST PAYABLE	51-80-822	3,360.00-	9536400 7.6.
8062501	08/06/2026	ZIONS BANK CORPORATE TRUST	PRINCIPAL PAYABLE	51-80-812	384,000.00-	9536400 7.6.
8062501	08/06/2026	ZIONS BANK CORPORATE TRUST	AGENT FEES	51-80-832	250.00-	9536400 7.6.
8062501	08/06/2026	ZIONS BANK CORPORATE TRUST	LESS CASH ON HAND	51-11810	13.32	9536400 7.6.
Total 8062501:					387,596.68-	
8062502	08/06/2026	ZIONS BANK CORPORATE TRUST	INTEREST PAYABLE	51-80-824	11,929.75-	9536421 7.6.
8062502	08/06/2026	ZIONS BANK CORPORATE TRUST	PRINCIPAL PAYABLE	51-80-814	75,000.00-	9536421 7.6.
8062502	08/06/2026	ZIONS BANK CORPORATE TRUST	AGENT FEES	51-80-834	250.00-	9536421 7.6.
8062502	08/06/2026	ZIONS BANK CORPORATE TRUST	LESS CASH ON HAND	51-11810	26.72	9536421 7.6.
8062502	08/06/2026	ZIONS BANK CORPORATE TRUST	INTEREST PAYABLE	51-80-824	11,929.75	9536421 7.6.
8062502	08/06/2026	ZIONS BANK CORPORATE TRUST	PRINCIPAL PAYABLE	51-80-814	75,000.00	9536421 7.6.
8062502	08/06/2026	ZIONS BANK CORPORATE TRUST	AGENT FEES	51-80-834	250.00	9536421 7.6.
8062502	08/06/2026	ZIONS BANK CORPORATE TRUST	LESS CASH ON HAND	51-11810	26.72-	9536421 7.6.
8062502	08/06/2026	ZIONS BANK CORPORATE TRUST	INTEREST PAYABLE	51-80-824	11,929.75-	9536421 7.6.
8062502	08/06/2026	ZIONS BANK CORPORATE TRUST	PRINCIPAL PAYABLE	51-80-814	75,000.00-	9536421 7.6.
8062502	08/06/2026	ZIONS BANK CORPORATE TRUST	AGENT FEES	51-80-834	250.00-	9536421 7.6.
8062502	08/06/2026	ZIONS BANK CORPORATE TRUST	LESS CASH ON HAND	51-11810	26.72	9536421 7.6.
Total 8062502:					87,153.03-	
8062503	08/06/2026	ZIONS BANK CORPORATE TRUST	INTEREST PAYABLE	51-80-821	180,269.50	9536408 7.6.

Check Number	Check Date	Payee	Description	GL No	Amount	Invoice No
8062503	08/06/2026	ZIONS BANK CORPORATE TRUST	AGENT FEES	51-80-831	250.00	9536408 7.6.
8062503	08/06/2026	ZIONS BANK CORPORATE TRUST	LESS CASH ON HAND	51-11810	323.99-	9536408 7.6.
Total 8062503:					180,195.51	
Grand Totals:					1,002,367.52	

Report Criteria:
Report type: GL detail

WOODS CROSS CITY COUNCIL MEETING
JULY 21, 2026

The Woods Cross City Council held a meeting on July 21, 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

Eric Jones
Rachel Peterson
Wally Larrabee

STAFF PRE

Curtis Poole Community Development Director
Sam Christiansen, Public Works Director
LaCee Bartholomew, Community Services Manager
Annette Hanson, City Recorder

Johnny Filler, Public Works
Jim Bigelow, Police Chief
Tara Kinser, Parks Manager

STAFF EXCUSED:

Bryce Haderlie

PUBLIC ATTENDANCE:

LeGrande Blackley
Ethan Meldrum
Don Schrader
Marly Ferrin

LeeAnn Hansen
Michael Meldrum
Lois Schrader
Tyler Parkin

Jessica Gehring
Michael Miller
Aaron Meyer

INVOCATION/PLEDGE:

Jim Grover

COUNCIL KUDOS

The Mayor gave the floor to Council Member Checketts who said that Johnny Filler and his crew from the Public Works Department, had been nominated for Council Kudos by Officer Furnish.

Officer Furnish said he had found a broken water line with water seeping up from the asphalt. He said he had dispatch notify the on-call public works employee, and Johnny was the first to arrive. He said he had learned that Johnny and his crew had just finished the same issue at another location and had spent approximately 9 hours on it. He said an hour after finishing that job, Johnny was called out about the issue he had reported. He said while Johnny was on the scene, he did not complain and seemed happy to help fix the issue. He said he found it amazing that someone could be called out to two separate incidents requiring a lot of work within 24 hours and still be happy to take them on. He said those were the reasons he felt like Johnny and his crew deserve an award.

The Mayor and Council thanked Johnny and the crew for all of the hard work they do in taking care of public works emergencies and other matters in the city.

DAVIS COUNTY HEALTH DEPARTMENT—SUICIDE AWARENESS MONTH SEPTEMBER 2026

The Mayor gave the floor to Council Member Larrabee who introduced Ms. Jessica Gehring and said that her and Teresa Smith are heroes of his because of what they do in the community for mental health and

OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
JULY 21, 2026
PAGE 2

suicide awareness. He said Ms. Gehring is the Community Health Educator and Suicide Prevention Coordinator for the Davis County Health Department and makes Davis County a better place.

Ms. Gehring addressed the Council and said this can be a difficult topic, and everyone has different experiences. She said suicide awareness month happens each September and helps raise awareness of this issue. She reported that 91% of Utahns have been affected by suicide and it is the 9th leading cause of death in Davis County, the state of Utah, and the U.S. She went on to say suicide is preventable, and communities play an important role. She explained the ways the city could partner to promote prevention. She said the city could adopt a proclamation recognizing September 2026 as Suicide Prevention Month which would show their support. She invited the city to join them in promoting hope, connection, and available resources. She also asked everyone to encourage residents to learn the warning signs and how to recognize them.

The Mayor and Council thanked Ms. Gehring for her presentation and said they would like to issue the proclamation declaring September 2026 as Suicide Awareness Month in Woods Cross. The Mayor encouraged people to reach out and go out of their way to smile and ask how someone is doing because you never know if it will make a difference in someone's life.

CONSENT AGENDA ITEMS

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

CONSIDERATION TO ISSUE PROCLAMATION DECLARING SEPTEMBER 2026 SUICIDE AWARENESS MONTH IN WOODS CROSS

The Council made a proclamation declaring September 2026 as Suicide Awareness Month in Woods Cross City and approved through the consent agenda.

CONSIDERATION TO APPROVE MINUTES

The Council reviewed the minutes of the City Council meetings held on 7/4/26 and 7/16/26. The minutes were approved as written through the consent agenda.

RATIFY CASH DISBURSEMENTS

The Council ratified the cash disbursements for 7/7/26 through the consent agenda.

CONSIDERATION TO ADOPT ORDINANCE 642 APPROVING MORATORIUM ON 2ND DRIVEWAYS PENDING

The Community Development Director noted the Council had directed staff to begin working with the Planning Commission on revisions to the city's regulations governing second residential driveways and front yard hard surface coverage. He said the Council also recommended and directed the staff to consider a moratorium on applications for second driveways until amendments to the city code can be reviewed.

OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
JULY 21, 2026
PAGE 3

Mr. Poole said Utah Code authorizes a municipality to adopt a temporary land use regulation, or moratorium, when the municipality determines that such action is necessary to address a compelling public interest and to allow sufficient time to prepare and adopt amendments to its land regulations.

He said that staff believe a moratorium is appropriate because the city is actively evaluating standards governing second residential driveways, including:

- Minimum lot frontage requirements.
- Front yard hard surface coverage limitations.
- Approved driveway surfacing materials.
- Standards for recreational vehicle and accessory vehicle parking associated with second driveways.

Mr. Poole noted that without a temporary moratorium, applications could be approved under the existing regulations before the city has an opportunity to adopt comprehensive standards. He said this could result in driveway installations that are inconsistent with the city's future policy objectives, diminish neighborhood aesthetics, reduce landscaped front yard areas, increase impervious surface coverage, and create inconsistent application of future regulations.

Mr. Poole also said a moratorium would allow staff adequate time to prepare ordinance amendments, receive Planning Commission recommendations, and present proposed regulations to the City Council without the pressure of processing applications under standards that may change.

Proposed Moratorium

The moratorium would apply only to new applications for second driveways in single-family residential zones and would remain in effect for no longer than one hundred and eighty (180) days, which will allow staff and the Planning Commission time to prepare and the Council to consider potential amendments.

During the moratorium, staff would prepare ordinance amendments addressing the issues previously identified by the City Council, including:

- Eligibility criteria for second driveways.
- Minimum lot frontage requirements.
- Driveway width and spacing standards.
- Hard surface material requirements.
- Front yard landscaping and hard surface coverage limitations.
- Parking standards for recreational vehicles and trailers.

Mr. Poole said staff anticipate bringing proposed ordinance amendments to the Planning Commission and City Council before expiration of the moratorium.

Ordinance 642 approving a moratorium on 2nd driveways pending was approved via the consent agenda.

CONSIDERATION TO APPROVE 2026-1008 AUTHORIZING PURCHASE OF AXON DASH LPR SYSTEM/TASER 10'S AND CONSOLIDATE AXON CONTRACT

The Police Chief noted the following for the City Council:

OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
JULY 21, 2026
PAGE 4

"I am requesting that WXPd be given authorization to purchase Axon Dash LPR System, Axon Taser 10's and consolidate our contract with Axon. These were previously discussed in the last council meeting. This will be a ten-year contract (120 months) with replacement tasers, body cameras and dash cameras at no additional cost to the city.

"The Woods Cross Police Department is currently using the Axon Dash Camera System, and it is requested we purchase the LPR system to go along with the dash cameras. The LPR system is already integrated into dash cameras once the software is turned on our officers will automatically receive returns from the state system. This will notify officers of stolen vehicles, expired vehicles, vehicles with no insurance etc.

"The current taser the Woods Cross Police Department is using is the Axon Taser 7, we have entered the last year of our contract with Axon and the Taser's will no longer be warranted next year. Axon has released the Taser 10, which is the replacement for the Taser 7. Along with purchasing the Taser 10's we are receiving a virtual reality headset that will be used to train the officers on the new weapon system.

"This new contract will bundle all of services we currently use through Axon (body cameras, dash cameras, tasers, evidence.com) and include the new license plate readers. This will save the city approximately 38,157.00 dollars a year and 381,573.88 over the ten-year contract.

"The current quote is for 923,394.55, the first payment will be due August 2026, and the last payment will be due August 2035. The payments will be 92,338.97 for each of those years until the last payment in 2035. I have attached the quote and contract to answer any questions.

"The current quote has expired, and I am waiting for an updated quote from Axon. I was verbally told over the phone that the amount went up by about \$2,000 dollars."

Resolution 2026-1008 authorizing the purchase of Axon Dash LPR System/Taser 10's and consolidate Axon contract was approved through the consent agenda.

CONSIDERATION TO ADOPT RESOLUTION 2026-1009 AUTHORIZING MASTER LANDSCAPE MAINTENANCE AGREEMENT WITH UDOT FOR INTERCHANGE IN WOODS CROSS CITY

The Public Works Director noted that UDOT has requested that Woods Cross City establish a new Master Landscape Maintenance Agreement to create a standardized framework for the city's long term landscaping responsibilities within UDOT I-15 rights-of-way. He said this agreement replaces the need for negotiations on maintenance provisions for each individual project and ensures a consistent process for future landscape improvements.

The agreement also authorizes the final landscaping design, which was approved in concept at the May 19th City Council meeting and presented by Bryce Haderlie.

This agreement follows recent discussions about landscaping enhancements related to the I-15/2600 South interchange. UDOT has updated the landscape design to focus on restoring vegetation while reducing ornamental turf, in accordance with state water conservation requirements. UDOT has confirmed that these

OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
JULY 21, 2026
PAGE 5

improvements will be completed at no cost to Woods Cross City, with the city remaining responsible for landscaping after installation.

Resolution 2026-1009 authorizing Master Landscape Maintenance Agreement with UDOT for the interchange in Woods Cross City was adopted through the consent agenda.

PUBLIC COMMENT

Johnny Filler addressed the Council and stated there had been some confusion about the matters discussed. He invited any of the Council members to visit the Public Works Department, streets, or parks to review needed equipment and discuss the department's needs anytime they might be available.

Mr. Tyler Parkin requested to see a wage survey comparing Woods Cross wages with those of similar sized cities. He said he believed residents should know which cities Woods Cross uses for wage comparisons. He expressed concern about department head wages and salary increases, stating that this information should be publicly available.

There were no further items, and the Mayor closed the public comment period.

Y2 ANALYTICS COMMUNITY SURVEY

Mr. Ethan Meldrum addressed the Council and said he would be presenting the findings of the community survey conducted by Y2 Analytics.

He went through the results and said they had received a lot of good community comments.

He noted Woods Cross residents have a very favorable feeling in general about the city and gave it a high rating. He said residents say that housing affordability, tax rates and city spending, and road conditions are the city's biggest issues to face. He said the majority of residents feel favorably about all city services with garbage control, snow removal, and police services receiving the highest marks. He said 66% of residents use city parks frequently compared to 6% who visit City Hall frequently. He said sidewalk maintenance is cited as the city's most important issue and is the city service residents are the most willing to spend the city's budget when asked.

Mr. Meldrum went on to note that most residents (54%) are initially opposed to the City Hall and Hogan Park project pre-messaging, largely due to perceived increases in property taxes. Messaging surrounding the project increases support generally to the point where half of residents support the project. Messages about police working conditions and cost comparison to renovation are the most effective at increasing public support for the project. He said if the City Hall and Hogan Park project is approved, 67% of residents want the city to ensure that funds are managed responsibly, by far the most prioritized aspect of the project.

Mr. Meldrum noted that the number one concern for residents regarding the new city hall and Hogan Park project was keeping the project fiscally responsible for taxpayers.

**OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
JULY 21, 2026
PAGE 6**

The Council said they were pleased with the results of the survey and the information that was gathered. They said they could see this would be valuable information that could be used well into the future.

The Council thanked Mr. Meldrum for his presentation.

CITY HALL/HOGAN PARK PROJECT RELATED TO THE COMMUNITY SURVEY

Following the presentation by Mr. Meldrum, the Council had a discussion on the results of the survey.

The Mayor said that one of the things that was very low on the list of preferences in the survey was the community room. He said as they are still in the design phase for the new city hall it would be helpful to discuss the need and size of the community room.

Council Member Jones said he saw that according to the survey residents do not prioritize the community room at all, but they do prioritize fiscal responsibility so he thought it might be a good idea to adjust the size of the community room and reduce the square footage of the community room.

Council Member Checketts said she thought 1000 square feet would not make that much of a difference in the large picture. She said she thought that once its built and is being used the community will see the benefit.

Council Member Jones said the estimated impact of the additional square footage was about \$600,000-\$800,000 which is quite a large sum of money.

Council Member Checketts said she felt like people made comments in favor of a larger community center and this building was going to be serving the community for a long time and in the grand scheme of the whole building it is not a significant cost. She said she thought the community was more concerned about money being spent on materials being used on unnecessary extras in the building and not necessarily the square footage.

Council Member Grover said that when considering a large rental space, it may be appropriate to consider whether the cost could be offset through user fees. He asked about other event or large gathering spaces in the county and noted that a facility in Farmington is available for rental. He said the Council could compare the use of that space and review whether the proposed space might be utilized and provide long-term community benefit and generate rental revenue to help offset future costs.

There was some discussion on the use of the current public works building and how much it gets used and how much is being charged for that room to be rented. The Community Services Director said she felt it is a reasonable cost to rent this space at the public works building. She also said the community room rental at the city hall would also be used more often if it was available during the day. She said she felt there was a need for these rooms.

The Mayor said he was not talking about eliminating the room but reducing the size of it. He said there is a 3,000 square foot room at the public works building and he said it is tight for Christmas but seems to be adequate most of the time. He said he did not think there were many places that had a 4,000 square foot room. He said he is concerned finically and is concerned that if there is a 4,000 square foot will be too big

OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
JULY 21, 2026
PAGE 7

for most events. He said most places do not have a room that is this large unless it is somewhere like the Salt Palace convention center. He said there might be a couple of times a year that boundaries are pushed in the public works building, but it seems like it will be too large for most events. He said he is concerned financially and if they are able to decrease things back to save \$600,000-\$800,000 that would be beneficial.

Council Member Checketts asked if the 4,000 square feet included the Council chambers and said no it did not include the Council chambers.

Council Member Jones said there could be other options that could be considered for a large group once a year such as expanding into the Council chambers or using one of the large entryways to stage food which would allow more space for tables.

Council Member Checketts said she was concerned that the space had already been reduced and she is concerned that in the long run there will not be enough space in the future and may cost extra in the future.

Council Member Peterson said she felt like balancing how things work now and how they will work in the future is hard. She said trying to understand how the new room will work is very difficult and felt like 3,000 or 3,500 might work for the needs. She said she felt this deserves consideration since the community has said a community room is not a priority. She did say it is also hard for residents to understand the needs of a larger space for senior lunch bunch and what goes on behind the scenes with that. She said she felt like there needs to be more conversation about the size of the community room.

Council Member Jones said the projected needs for 50 years need to be considered, but he said right now he is trying to get the right size of the community room and make sure the building is also adequate.

Council Member Larrabee asked if the results of the survey had been shared with EPIC. Mr. Poole said no they had not shown that to EPIC. Council Member Larrabee said he thought that it would be a good idea to see the results of the survey and they may have some thoughts as well.

The Mayor said they are at a spot in the design where they can still make changes so it needs to be discussed for right sizing the community room and the building so it can be correct at the right time so it will not cost more to fix it in the future. He said as he looks at the public works community room and add another third to it, it will be too big for most events.

Council Member Peterson said she did want to make sure the tax rate is acceptable in making the decision about the size of this room.

Council Member Grover also pointed out that 6 months out of the year, events can also flow outdoors, which is exciting.

The Community Services Manager said she was concerned about seniors navigating a hallway with food, and things have been tight with some of the activities that had to be held inside. She said she did feel like 4,000 square feet would work but wondered if 3,500 square feet would be adequate for the majority of activities that were held.

OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
JULY 21, 2026
PAGE 8

Council Member Checketts asked if there were discussion items for the agenda that the information be given ahead of time, so they had time to think about things.

Council Member Jones said things are time sensitive for the plans for the new building at this point and wondered if the Council would like to give directions to the City Administrator so the process will not be slowed down. Mr. Poole said that direction needs to be determined for the project to move forward.

The Mayor also mentioned that the outside space will also be available to have events flow to the outside space and then back into the indoor space for some events.

Council Member Grover said he still felt like 3,000-3,500 square feet would be a good space size.

The City Services Manager said she felt it is hard to use space that was not designed for a large gathering. She said it creates more clean-up and issues with sound and damage to the chairs as they move them in and out. She said there are certain events that are very difficult to clean up after. She said as you use space that is not designed for these events, there can be problems. She said she has never seen the space that is being discussed so it is also hard to visualize how things would work in the space.

Council Member Peterson said there are partitions that would also be available to be used. The City Services Manager said it can also be challenges with partitions for sound systems or televisions or other things that are not available to change for every event. She said there are events that can be upwards of 250 people which fills current available space to capacity.

Council Member Jones asked if she would prefer the space to be split into two spaces or to have one large space. LaCee said she would find it hard to manage if there are more spaces. It may make more sense to have two spaces but wanted to know if the Council really wants the City to be in rental business. She expressed concerns about using stationary televisions and having sound system problems with more than one space.

The Mayor asked for the Council's preference on the size of the community room.

Council Member Larrabee said the City paid for the survey and felt like the Council could not ignore the comments that were made with the survey on the specifics for the community room. He said he thought everyone was surprised by the results of the survey concerning the community room, but the city should move forward with those comments in mind.

Council Member Peterson said the survey was important to see what the community really wanted. She said she also wanted to make sure the size of the offices was not reduced too much to be serviceable in the future.

Council Member Grover said he felt like 3,500 square feet would be a good size and thought two partitions would also work best especially if it was designed to work for that space.

OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
JULY 21, 2026
PAGE 9

The Mayor said it is the right thing to try to save money if it is appropriate by reducing the size of the room.

Council Member Checketts asked if there would be a cost to change the size of the building. It was noted that the architect is paid on a percentage basis so it would not cost more for changes.

Council Member Jones said he felt like 3,500 square feet does allow more space but responds to the survey as well.

The Mayor thanked the Council for their comments and said he felt like they will take those comments into consideration as they move forward.

SKUNK AND RACCOON CONCERNS

The Mayor gave the floor to the Parks Director, Ms. Tara Kinser, who gave the following information to the City Council on the issues regarding skunk and raccoon concerns.

The Parks Director noted that skunks have been sighted in the area near 1856 S. and 1600 W. on the A-1 Drain greenbelt. She said this spot is in a residential neighborhood, and a large field abuts against it to the west. She said to capture the skunks, traps need to be set out, bait placed in the traps, and they must be checked daily. She noted that according to the Utah Division of Wildlife Resources, skunks are classified as nuisance and invasive pests. She said there are no state or federal protections in place regarding how to trap or dispose of the animals, but there is a law stating they cannot be trapped and released in another area. She said this means they would have to kill and dispose of the animals as the County stopped all wildlife services as of July 1, 2020, and only handles domestic animals and large animals like deer.

Ms. Kinser said the use of untrained city personnel to check traps, handle captured skunks, or perform euthanasia and disposal, exposes the City to significant liability, safety, and regulatory risks. Skunks are recognized as a rabies-vector species, meaning any bite, scratch, or exposure incident involving an employee, resident, or pet could trigger public health investigations, rabies testing requirements, workers' compensation claims, and potential legal liability. She noted the Utah Division of Wildlife Resources and wildlife management professionals emphasize that nuisance wildlife handling should be conducted by trained personnel familiar with wildlife behavior, disease risks, applicable regulations, and proper handling procedures. She said in addition to employee safety concerns, improper trapping, transport, euthanasia, or disposal practices may create compliance issues with state wildlife regulations, public health requirements, and city risk-management policies. She also noted that untrained staff may inadvertently injure themselves, members of the public, pets, or non-target wildlife, resulting in claims against the city. She said there is also the potential for negative public perception if wildlife control activities are not conducted in a professional and humane manner.

Ms. Kinser said staff recommends hiring an outside pest control company to set traps and dispose of the animals caught in the traps and only utilizing parks staff to check the traps daily. She said contracting with a licensed nuisance wildlife control operator would significantly reduce these risks by ensuring compliance with applicable laws, adherence to accepted wildlife management practices, and appropriate documentation of all wildlife control activities.

OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
JULY 21, 2026
PAGE 10

Ms. Kinser noted that contracting with a removal company and having them setting fresh traps and removal of captured animals could be the perfect balance of safety for the crew and humane treatment for the captured animals. She said employees would be checking the traps daily, as well as releasing any domestic animals that get inadvertently trapped, while utilizing the experts to remove any critters trapped on city property.

Quotes

Utah Wildlife Specialists
\$350 to set the trap (spray proof)
\$150 to remove, kill and dispose of the skunk

Thorn
\$174 to set the trap (not spray proof, but limits skunks' ability to spray)
\$174 to remove, kill and dispose of the skunk

Critter Wranglers (info to come)

Council Member Larrabee asked how long it might take to rid the neighborhood of the skunks. Ms. Kinser said it could take as little as two weeks, but it would depend on how many skunks were in the vicinity. It was also noted that skunks and racoons could not be relocated.

The Public Works Director said the funds for this would need to come out of the grounds budget since there was nothing budgeted for this issue. He also noted that the neighbors might need to be informed of what was going to take place so they could try to remove any food source that skunks were after. He also mentioned they can only put traps on city property and not on private property.

There was discussion that animal services only take care of domesticated animals, not nuisance animals.

There was discussion on where the money would come from to do this and Council Member Checketts asked if this could be covered by the RAP Tax. It was noted the RAP Tax might be a funding source.

The Council suggested moving ahead and hiring a professional company to do a two-week cycle and see what comes from it and then have the Parks Department report back on how it goes. The Public Works Director said his budget could absorb a two-week cycle, but if it were an ongoing issue they would need to talk about the budget.

COMMUNITY SERVICES REPORT

The Community Services Manager noted that Summer Recreation is going well, and it has been a wonderful summer. She said they are down to the last few weeks of recreation. She noted the U of U program has been a great addition and has provided new opportunities for growth.

Summer Literacy has had four great events this summer. They passed out 1000 books this summer. The Lego Master was the biggest success of the summer.

OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
JULY 21, 2026
PAGE 11

Senior Lunch for May, June and July was great. Thanks to WXPd and Public Works for their help in June and July. She is still looking for speakers and entertainers.

The YCC received a grant for \$2400.00 for a 9/11 project. They also have the opportunity to apply to continue to participate in the TLT grant. They are down a bit in membership. She asked that people let other youth know this is a great program.

Upcoming events will include the YCC swearing in ceremony September 1, 2026, Pumpkins in the Park, Veterans Dinner, and Holiday Lights.

PUBLIC WORKS REPORT

Parks – Tasks Summary

- Dog Park Maintenance – 10 hours
- Irrigation Repairs – 50 + heads changed
- Spraying Weeds – 43 Gallons • Fertilizer Spreading – 10,000 + lbs
- Ball Field Prep
- Senior Lunch
- Playground Inspections – 10 hours
- Restrooms Cleaned – 60 hours
- Pavilions Cleaned – 10 hours
- Seasonal Hiring + Training • Equipment Maintenance
- Tree and Bush Pruning
- Weed Pulling
- Park Clean Up – 50 + hours

Streets/Storm – Task Summary

- Finished Sign Replacements (Sorrento Area)
- Street Light Surveys
- Weed Spraying
- Filling Potholes – lots
- Asphalt patching – Tons
- Wrapped Up Concrete List for 26' FY
- Curb Side Chipping Requests – 6
- Banner Change Outs
- New Concrete Backfilling and Landscape Preservation
- Equipment Maintenance
- Mattress Hauling After 2nd Saturday Clean-Up
- 6 SWPPP Inspection Sites
- 14 Outfall Inspections
- Garbage Can Work Orders
- Graffiti Removal
- Detention Basin Cleaning/Inspections
- Inlet Cleaning
- Post Construction Inspections
- Basin Structure Maintenance
- A-2 Drain Project Started
- Asphalt Patching
- Water Leak Help

Water – Task Summary

- 197 Bluestakes Tickets
- Fire Hydrant Replacement 850 S
- 1 After Hour Water Leak
- 2 Water Leaks During Working Hours
- 97 Shut-Off Notices Delivered
- 16 Meter Shut Offs – Non- Payment
- 7 Leak investigations
- 4 New Meter Installs
- 26 Endpoints Replaced/Warrantied
- Monthly Bac-T Samples
- 1500 S Tank Project Meetings
- 9 Manual Meter Reads
- Well 4 AC Replacement
- PRV Maintenance
- Valve/Hydrant Exercising
- Inventory/Stock Ordering

Current and Upcoming Projects

- 1500 S Reservoir Project – In final stages.
- Well # 3 Continues and Contractor is making good progress
- Prepping Street Mill/Overlay/Slurry and Mineral Bond Surface Restoration
 - Awarded and will begin end of July
 - Will be replacing some sections of curb and gutter prior to Asphalt
- A-2 Drain Ditch Tree Removal Project
 - Awarded to contractor and will finish mid-July
- 1100 W 2100 S to 2600 S Widening
 - Still in the works. Transitioned to UDOT
- Water Code Updates
- PW will begin Beautification of Well 1 and 2600 S reservoir properties
- Upgrade to Tee Ball Field in the works

In the Works

- Legacy Trail Sound Wall
 - Trail Closure in July
- New Concrete Management Program
 - Trust Required
 - New Trip Hazard Inspection Policies

The Public Works Director said he recently received information that both railroad crossings in North Salt Lake City and Salt Lake City are open and compliant, so the Federal Railroad Administration Waiver for the Quiet Zone has been accepted. The Council said this was very good news. There was also discussion on splitting up the zones along the Wasatch Front to make it easier to manage the zone and the Public Works Director said they are going to look at doing that moving forward.

The City Council asked the Public Works Director about the increased frequency in water leaks this summer. The Public Works Director noted that the frequency of water leaks increased during the summer due to soil temperatures, soil conditions, and hot weather, which have affected the city's older water lines.

Council Member Grover asked areas of the city that have not been able to get fiber. The Public Works Director said Google Fiber has focused on homes not commercial. The Public Works Director said some of the commercial businesses have had to pay UTOPIA for their services.

CITY ADMINISTRATOR

The City Administrators reported the following for the City Council:

1. I've have been heavily involved in preparing for the upcoming FY27 Budget adoption and Truth In Taxation process for both the city budget and South Davis Metro Fire Service Area Budget where I am the Budget Officer for 2026.
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. Completed the FY27 compensation tables and wage adjustment reports for the next pay period, created the Personnel Action Forms and associated paperwork.
4. Sam and I have met with UTOPIA representatives to discuss commercial and industrial areas of the city where Google is not willing to provide services and how UTOPIA may be able to assist.

**OFFICIAL MINUTES
WOODS CROSS CITY COUNCIL MEETING
JULY 21, 2026
PAGE 13**

5. Prepared the FY27 Subsidence application and emailed it to residents and sent it to LaCee to put it on the city website. The deadline is Aug. 31st.
6. We received Y2 Analytics Community Survey and reviewed it in preparation for the July 21st council meeting where Ethan Meldrum will come present the findings of the survey.
7. Working with Brandon Wood to continue the due diligence process on the sale of the old public works building.
8. Worked to close out the FY26 Subsidence project, pay the contractor, and submit for reimbursement to Davis County.

COUNCIL REPORTS

The Mayor said they had held an emergency fire agency meeting to discuss a fireworks ban, because the regular meeting agenda had not been publicly posted in time to be held. He said the five cities that make up the fire district were counseled by the fire marshal to keep the fireworks ban in place. He said it is still very dry in the Davis County area. He said the Fire Chief had been following a fire that had been caused by a spark from a train which then consumed 5 structures. He said the Mayor's from all five cities decided for safety reasons they would keep the ban in place.

ADJOURNMENT

There being no further business before the City Council, Council Member Peterson made a motion to adjourn the meeting at 8:34 P.M. with Council Member Grover seconding the motion and all voted in favor of the motion through a roll call vote.

Ryan Westergard, Mayor

Annette Hanson, City Recorder



**WOODS CROSS CITY COUNCIL MEETING- TRUTH IN TAXATION
AUGUST 4, 2026**

The minutes of the Woods Cross City Council Truth in Taxation Public Hearing held August 4, 2026, at 7:30 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

COUNCIL MEMBERS PRESENT:

Ryan Westergard
Julie Checketts
Jim Grover

Wally Larrabee
Rachel Peterson
Eric Jones

STAFF PRESENT:

Bryce Haderlie, City Administrator
Curtis Poole, Community Development Director
Jim Bigelow, Police Chief
Brian Passey, Finance Director
LaCee Bartholomew, Community Services Manager
Arron Bateman, Police Department
Jim Linton, Police Department

Sam Christiansen, Public Works Director
Annette Hanson, City Recorder
Dan Schultz, Assistant Police Chief
Gavin Hanselman, Police Department
Johnny Filler, Public Works Department
Colby Green, Police Department
Eric Jones, Police Department

PUBLIC ATTENDANCE:

LeGrande Blackley
Don Schrader
Lois Schrader
Dennis Hooper
Michele Hooper
Karla Christensen
Barry Christiansen
Robert Stowell
Lee Ann Hansen
Rhett Cleverly
Bonnie Turner
Brad Dutson
Brandon Chidester
Camden Hart
Kai Jacobson
Brody Price
Ethan Cowley
Ollie Kaynor
Taimana Moola
Ben Keeler
Owen Beser
Max Gallez
Leola Mikklesen

Cole Checketts
Spencer McBride
Charlene Tschaggeny
Ashley Carlson
Evan Carson
Joshua Child
Ruth Payne
George Peterson
Margie Schenck
Gary Fifield
Rebekah Bowman
Anne Bowman
Glen Milldren
Leola Milldren
David Lewis IV
Court Welsh
Helen Hogan
Linda Snarr
Meshelle Welsh
Gregg Jansen
Diego Cardenas
Becky Gale
Glenn Mikklesen

Greg Morris
Ron James
Casey Ohara
Claudia Brown
Melanie Crawford
Brian Crawford
Marly Ferrin
Michael Miller
Mark Larson
Greg Johnson
Spencer McBride
Tyler Parkin
Makenna Child
Tonya
Cindy
Jason
Sara
Orlando
Wayne H
Raychill
Alicia

CONDUCTING:

Mayor, Ryan Westergard

The Mayor welcomed all who were attending this Public Hearing that was being conducted according to Utah State Code for the purpose of taking public comment on Woods Cross City's consideration of a proposal to increase the property tax rate for 2026.

PRESENTATION of FISCAL YEAR '27 BUDGET as it relates to the TRUTH IN TAXATION PROCESS

- Presentation of the Proposed FY27 Final Budget for the General Fund and Other Funds
- Statement of the Dollar Amount of Additional Ad Valorem Tax Revenue that would be Generated Each Year by the Proposed Increase in the Certified Tax Rate
- Presentation of the Reasons for the Proposed Tax Increase, Including the Taxing Entity's Intended Use of Additional Ad Valorem Tax Revenue as \$994,249.00.
- Present the Property Tax Impact Schedule for the FY27 Budget
- Presentation of the Combined Ad of the Davis County Notice of Proposed Tax Increase
- Presentation of How the Public Can Participate In-Person or Virtually in the Truth In Taxation Public Hearing Questions From the City Council

PUBLIC HEARING

- Each speaker must state name and city of residence for the public record
- Attendees allowed 1 comment, limited to 3 minutes to ensure all attendees have an opportunity to speak
- Physical attendees will be allowed to comment (1 comment, limited to 3 minutes)
- Virtual attendees will be allowed to comment (1 comment, limited to 3 minutes)
- Comments may also be emailed to AP@WoodsCross.gov through the end of the public hearing.
- Written comments will be received though the end of this meeting may be found: [TNT Written Comments Received w TNT Hearing.docx](#) or https://woodscrosscity-my.sharepoint.com/:w:/g/personal/ahanson_woodscross_gov/IQCJLbZXxySuRIOA2511pzR8AdGL_3T2kr4_OIYONnyjDXq?e=A55leb Written Comments Received w TNT Hearing.docx

The following individuals made public comments during the meeting:

Cole Checketts
Robert Stowell
Charlene Tschaggery
Casey Ohara
Brian Crawford
Alicia Ditto
Melanie Crawford
Makenna Child

Damon Blundell
Shari Phippen
Beck Gale

For complete comments made by those attending in-person and virtually, please access the audio recording found on the city's website: www.woodscross.gov under Agendas and Minutes and video may be accessed at www.youtube.com/watch?v=CkXJYw6v5e8 Written comments submitted by email prior to the end of the hearing are included as Appendix B.

COUNCIL DISCUSSION

The Mayor and Council then discussed the proposed tax increase, information shared and addressed some of the questions and comments received from the public. For complete discussion, please access the audio recording found on the city's website: www.woodscross.gov > Agendas and Minutes and video may be accessed at www.youtube.com/watch?v=CkXJYw6v5e8

CONSIDERATION TO APPROVE RESOLUTION 2026-1010 ADOPTING the FINAL BUDGET for FISCAL YEAR 2026-2027 (FY27) AND CERTIFYING THE 2026 PROPERTY TAX RATE of .0019016 for TOTAL REVENUE OF \$9994,249.00

Following the discussion, the Councilmember Larrabee made a motion to approve resolution 2026-1010 adopting the final budget for fiscal year 2026-2027 (FY27) and certifying the 2026 property tax rate of .0019016 for total revenue of \$994,249.00. Councilmember Jones seconded the motion. Council members Checketts and Peterson voted against the motion. Council member Grover voted in favor of the motion, and the motion passed.

The Mayor and Council expressed appreciation for those attending taking time to attend and being involved in the Truth in Taxation process. They were encouraged to remain involved in Woods Cross City events, meetings, and in the future.

ADJOURNMENT

At 11:04 pm Councilmember Peterson made a motion to adjourn with Councilmember Larrabee seconding the motion and all voted in favor.

Ryan Westergard, Mayor

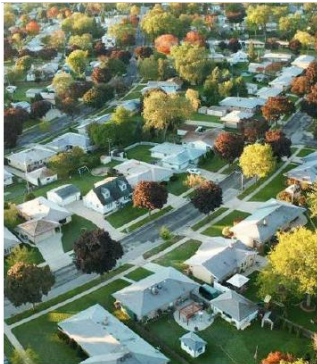
Annette Hanson, City Recorder





Woods Cross FY26 Budget & Truth In Taxation

THE PLAN IS
WORKING



Why Truth in Taxation?

- To provide more time to see the prior year expenses and revenues.
- To determine if additional revenue is needed to meet budgeted expenses.



WOODS CROSS CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING APRIL 30, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
TAXES					
10-31-100 PROPERTY TAXES- REAL PROPERTY	305,442.05	2,024,288.80	1,936,759.00	(87,529.80)	104.5
10-31-150 FEES IN LIEU- MOTOR VEHICLES	8,846.98	84,556.75	85,000.00	443.25	99.5
10-31-200 PROPERTY TAXES- PERSONAL PROP	1,364.10	82,464.14	75,500.00	(6,964.14)	109.2
10-31-300 SALES AND USE TAXES	331,445.13	3,789,936.30	4,500,000.00	710,063.70	84.2
10-31-400 DATA FRANCHISE FEES	.00	59,814.78	65,000.00	5,185.22	92.0
10-31-500 TRANSIENT ROOM TAX	2,976.58	42,807.63	55,000.00	12,192.37	77.8
10-31-600 TELECOMMUNICATION TAX	2,843.99	31,029.06	30,000.00	(1,029.06)	103.4
10-31-700 ENERGY TAX	68,689.71	660,315.59	800,000.00	139,684.41	82.5
TOTAL TAXES	721,608.54	6,775,213.05	7,547,259.00	772,045.95	89.8

These two additional months allowed the city to:

1. Track revenues and expenses to the end of the budget year,
2. Include additional projects in the FY25 budget

Those projects include:

1. Roof repair at shops
2. Concrete repair at city hall
3. Office furniture
4. Less lethal weapon and ammunition purchase
5. Accurant software purchase

+14.63%
or
\$990,869
In Two
Months

WOODS CROSS CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING JUNE 30, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TAXES					
10-31-100 PROPERTY TAXES- REAL PROPERTY	426.53	2,033,460.88	2,030,759.00	(2,701.88)	100.1
10-31-150 FEES IN LIEU- MOTOR VEHICLES	9,849.26	103,567.72	100,000.00	(3,567.72)	103.6
10-31-200 PROPERTY TAXES- PERSONAL PROP	21,950.32	113,913.66	100,500.00	(13,413.66)	113.4
10-31-300 SALES AND USE TAXES	371,432.59	4,592,956.96	4,400,000.00	(192,956.96)	104.4
10-31-400 DATA FRANCHISE FEES	.00	66,861.78	65,000.00	(1,861.78)	102.9
10-31-500 TRANSIENT ROOM TAX	4,847.30	51,907.73	50,000.00	(1,907.73)	103.8
10-31-600 TELECOMMUNICATION TAX	2,907.28	37,790.99	35,000.00	(2,790.99)	108.0
10-31-700 ENERGY TAX	71,997.06	765,621.85	800,000.00	34,378.15	95.7
TOTAL TAXES	483,710.34	7,766,081.57	7,581,259.00	(184,822.57)	102.4

3

NOTICE OF PROPOSED TAX INCREASE
WOODS CROSS CITY

The WOODS CROSS CITY is proposing to increase its property tax revenue.

The WOODS CROSS CITY tax on a \$513,000 residence would increase from \$410.81 to \$428.87, which is \$18.06 per year.

The WOODS CROSS CITY tax on a \$513,000 business would increase from \$746.93 to \$779.76, which is \$32.83 per year.

If the proposed budget is approved, WOODS CROSS CITY would receive an additional \$96,504 in property tax revenue per year as a result of the tax increase. If the proposed budget is approved, WOODS CROSS CITY would increase its property tax budgeted revenue by 4.40% above last year's property tax budgeted revenue excluding eligible new growth.

The WOODS CROSS CITY invites all concerned citizens to a public hearing for the purpose of hearing comments regarding the proposed tax increase and to explain the reasons for the proposed tax increase. You have the option to attend or participate in the public hearing in person or online.

PUBLIC HEARING

Date/Time: 8/5/2025 7:30 P.M.

Location: Woods Cross City Hall City Council Chambers
1555 S 800 W
Woods Cross

Virtual Meeting Link: <https://zoom.us/j/9358074960>

To obtain more information regarding the tax increase, citizens may contact the WOODS CROSS CITY at 801-677-1009 or visit <https://woodscross.gov/>

PROPERTY TYPE	VALUE OF YOUR PROPERTY			
	2024 MARKET VALUE	2024 TAXABLE VALUE	2025 MARKET VALUE	2025 TAXABLE VALUE
1 and 1/2 Building Primary	\$515,000	\$283,250	\$527,000	\$289,850
TOTAL PROPERTY VALUE	\$515,000	\$283,250	\$527,000	\$289,850

TAXING ENTITIES	2024		COMPARE		PROPOSED		CHANGE		BE HEARD
	TAXES	RATE	2025 IF NO BUDGET CHANGE	TAXES	2025 IF PROPOSED BUDGET APPROVED	TAXABLE VALUE	TAXES	IF 2025 APPROVED	
WOODS CROSS CITY	393.72	.001392	403.47	001456	289,850	422.02	18.55	4.60%	PUBLIC TRUTH IN TAXATION HEARING 8/5 7:30PM 1555 S 800 W, Woods Cross (Add'l Annual Revenue \$96,504/year)

2024
\$393.72

2025
CTR
\$403.47

2024
TNT
\$422.02

4

WHAT A DIFFERENCE A FEW MONTHS MAKE

FY2025-2026 Tentative Budget

Account Number	Account Title	2023-24 Prior Year Actual	2024-25 Current Year Budget	2025-26 Tentative Budget	Dollar Increase Yr/Yr	Budget Balance (0 = Balanced)
TAXING						
REVENUE						
10-31-100	PROPERTY TAXES- REAL PROPERTY	1,697,838	1,936,759	2,023,250	86,491	
10-31-150	FEES IN LIEN- MOTOR VEHICLES	88,902	85,000	85,000	0	
10-31-200	PROPERTY TAXES- PERSONAL PROP	93,594	75,500	95,500	20,000	
10-31-300	SALES AND USE TAXES	4,679,882	4,500,000	4,400,000	(100,000)	
10-31-400	DATA FRANCHISE FEES	67,587	65,000	70,000	5,000	
10-31-500	TRANSIENT ROOM TAX	63,331	55,000	50,000	(5,000)	
10-31-600	TELECOMMUNICATION TAX	30,696	30,000	30,000	0	
10-31-700	ENERGY TAX	824,926	800,000	800,000	0	
10-31-800	LOCAL TRANSIT TAXES	0	0	0	0	
10-32-100	BUSINESS LICENSES AND PERMITS	24,062	25,000	25,000	0	
10-32-110	BUSINESS LICENSE CHANGE FEE	0	0	0	0	
10-32-210	BUILDING PERMITS	84,683	75,000	75,000	0	
10-32-260	PLAN CHECK FEES	49,251	50,000	50,000	0	
10-32-270	PLANNING & ZONING FEES	14,679	7,000	7,000	(8,000)	
10-32-380	INSPECTION FEES	0	9,500	9,500	9,500	
10-32-290	OTHER PERMITS	9,661	10,000	10,000	0	
10-33-110	FEDERAL GRANT-GENERAL GOVT.	0	0	0	0	
10-33-410	LEGACY PARKWAY GRANT	0	0	0	0	
10-33-450	STATE GRANT-COPS (POLICE)	5,000	5,000	5,000	0	
10-33-520	CARES ACT REVENUE	0	0	0	0	
10-33-540	PUBLIC SAFETY GRANT	0	0	0	0	
10-33-550	REIMBURSED POLICE TIME	70,217	70,000	70,000	0	
10-33-555	RESTITUTION TO POLICE DEPT	0	7,000	7,000	7,000	
10-34-150	SALE OF MAPS AND PUBLICATIONS	6,621	5,000	5,000	0	
10-34-710	PARK USE FEES	6,157	5,000	5,000	(1,000)	
10-34-740	FIELD USE FEES	9,995	6,000	9,000	3,000	
10-34-750	MULTI-PURPOSE ROOM USE FEES	8,111	5,000	5,000	0	
10-35-100	COURT FINES	208,150	200,000	225,000	25,000	
10-36-100	INTEREST EARNINGS	99,394	82,000	87,000	5,000	
10-36-110	INTEREST- BONDS (STAX, EXCISE)	5,783	1,000	3,000	2,000	
10-36-200	RENTAL INCOME	51,800	51,600	51,600	0	
10-36-300	MEMORIAL DAY CELEBRATION REV	2,233	2,500	2,500	0	
10-36-310	COMMUNITY OF PROMISE REVENUE	0	0	0	0	
10-36-320	YOUTH CITY COUNCIL REVENUE	0	0	0	0	
10-36-330	RECREATION REVENUES	35,778	30,000	30,000	0	
10-36-340	SNACK SHACK REVENUES	2,023	1,200	1,200	0	
10-36-400	SALE OF FIRED ASSETS	19,665	0	5,000	5,000	
10-38-410	SALE OF UNCLAIMED PROPERTY	0	0	0	0	
10-38-710	CONTRIBUTION CURBS, GUTTER, SID	0	1,000	0	(1,000)	
10-38-800	A/R PAYMENTS SID SOUTHSIDE IND	0	0	0	0	
10-38-900	SUNDRY REVENUES	19,000	20,000	15,000	(5,000)	
10-39-910	BOND PROCEEDS- 2017 SALES TAX	0	0	0	0	
10-39-200	TRANSFER FROM C.I.D.F.	0	0	0	0	
10-39-300	TRANSFER IN FROM OTHER FUNDS	972,413	299,862	299,862	0	
10-39-900	BUDGETED USE OF FUND BALANCE	0	0	0	0	
TOTALS		9,242,341	8,502,921	8,564,412	61,491	0

FY26 TNT

\$8,564,412

FY2025-2026 Tentative Budget

Account Number	Account Title	2023-24 Prior Year Actual	2024-25 Current Year Budget	2025-26 Tentative Budget	Dollar Increase Yr/Yr	Budget Balance (0 = Balanced)
TAXING						
REVENUE						
10-31-100	PROPERTY TAXES- REAL PROPERTY	1,697,838	1,936,759	2,095,967	162,208	
10-31-150	FEES IN LIEN- MOTOR VEHICLES	88,902	85,000	85,000	0	
10-31-200	PROPERTY TAXES- PERSONAL PROP	93,594	75,500	95,500	20,000	
10-31-300	SALES AND USE TAXES	4,679,882	4,500,000	4,450,000	(50,000)	
10-31-400	DATA FRANCHISE FEES	67,587	65,000	70,000	5,000	
10-31-500	TRANSIENT ROOM TAX	63,331	55,000	50,000	(5,000)	
10-31-600	TELECOMMUNICATION TAX	30,696	30,000	30,000	0	
10-31-700	ENERGY TAX	824,926	800,000	775,000	(25,000)	
10-31-800	LOCAL TRANSIT TAXES	0	0	0	0	
10-32-100	BUSINESS LICENSES AND PERMITS	24,062	25,000	25,000	0	
10-32-110	BUSINESS LICENSE CHANGE FEE	0	0	0	0	
10-32-210	BUILDING PERMITS	84,683	75,000	75,000	0	
10-32-260	PLAN CHECK FEES	49,251	50,000	50,000	0	
10-32-270	PLANNING & ZONING FEES	14,679	7,000	7,000	(8,000)	
10-32-380	INSPECTION FEES	0	9,500	9,500	9,500	
10-32-290	OTHER PERMITS	9,661	10,000	10,000	0	
10-33-110	FEDERAL GRANT-GENERAL GOVT.	0	0	0	0	
10-33-410	LEGACY PARKWAY GRANT	0	0	0	0	
10-33-450	STATE GRANT-COPS (POLICE)	5,000	5,000	5,000	0	
10-33-520	CARES ACT REVENUE	0	0	0	0	
10-33-540	PUBLIC SAFETY GRANT	0	0	0	0	
10-33-550	REIMBURSED POLICE TIME	70,217	70,000	70,000	0	
10-33-555	RESTITUTION TO POLICE DEPT	0	7,000	7,000	7,000	
10-34-150	SALE OF MAPS AND PUBLICATIONS	6,621	5,000	5,000	0	
10-34-710	PARK USE FEES	6,157	5,000	5,000	(1,000)	
10-34-740	FIELD USE FEES	9,995	6,000	9,000	3,000	
10-34-750	MULTI-PURPOSE ROOM USE FEES	8,111	5,000	5,000	0	
10-35-100	COURT FINES	208,150	200,000	225,000	25,000	
10-36-100	INTEREST EARNINGS	99,394	82,000	87,000	5,000	
10-36-110	INTEREST- BONDS (STAX, EXCISE)	5,783	1,000	3,000	2,000	
10-36-200	RENTAL INCOME	51,800	51,600	51,600	0	
10-36-300	MEMORIAL DAY CELEBRATION REV	2,233	2,500	2,500	0	
10-36-310	COMMUNITY OF PROMISE REVENUE	0	0	0	0	
10-36-320	YOUTH CITY COUNCIL REVENUE	0	0	0	0	
10-36-330	RECREATION REVENUES	35,778	30,000	30,000	0	
10-36-340	SNACK SHACK REVENUES	2,023	1,200	1,200	0	
10-36-400	SALE OF FIRED ASSETS	19,665	0	20,000	20,000	
10-38-410	SALE OF UNCLAIMED PROPERTY	0	0	0	0	
10-38-710	CONTRIBUTION CURBS, GUTTER, SID	0	1,000	0	(1,000)	
10-38-800	A/R PAYMENTS SID SOUTHSIDE IND	0	0	0	0	
10-38-900	SUNDRY REVENUES	19,000	20,000	15,000	(5,000)	
10-39-910	BOND PROCEEDS- 2017 SALES TAX	0	0	0	0	
10-39-200	TRANSFER FROM C.I.D.F.	0	0	0	0	
10-39-300	TRANSFER IN FROM OTHER FUNDS	972,413	299,862	299,862	0	
10-39-900	BUDGETED USE OF FUND BALANCE	0	0	0	0	
TOTALS		9,242,341	8,502,921	8,680,129	177,208	0

\$8,680,129

General Svcs)

*Davis County Property Search, not representative of each property in Woods Cross City based on district boundaries

Budget Code	Budget Name	2019 Year End Budgeted Revenue	2019 Year End Adjusted Budgeted Revenue	Calc. Certified Tax Rate	2019 Year End Final Tax Rate	% Change	Certified Tax Rate Revenue W/O New Growth	New Growth Revenue	Certified Tax Rate Revenue W/ New Growth	Auditor's Certified Tax Rate	Auditor's Certified Rate Revenue	Proposed Tax Rate	Budgeted Revenue	Final Tax Rate	Final Budgeted Revenue
10	General Operations	\$ 800,852	\$ 800,852	0.000867	0.000891	-2.64%	\$ 800,558	\$ 23,379	\$ 823,937	0.000867	\$ 823,937	0.000867	\$ 823,937	0.000867	\$ 823,937
	Grand Total	\$ 800,852	\$ 800,852	0.000867	0.000891		\$ 800,558	\$ 23,379	\$ 823,937	0.000867	\$ 823,937	0.000867	\$ 823,937	0.000867	\$ 823,937
Budget Code	Budget Name	2020 Year End Budgeted Revenue	2020 Year End Adjusted Budgeted Revenue	Calc. Certified Tax Rate	2020 Year End Final Tax Rate	% Change	Certified Tax Rate Revenue W/O New Growth	New Growth Revenue	Certified Tax Rate Revenue W/ New Growth	Auditor's Certified Tax Rate	Auditor's Certified Rate Revenue	Proposed Tax Rate	Budgeted Revenue	Final Tax Rate	Final Budgeted Revenue
10	General Operations	\$ 823,937	\$ 823,937	0.000811	0.000867	-6.46%	\$ 823,565	\$ 23,494	\$ 847,059	0.000811	\$ 847,059	0.000811	\$ 847,059	0.000811	\$ 847,059
	Grand Total	\$ 823,937	\$ 823,937	0.000811	0.000867		\$ 823,565	\$ 23,494	\$ 847,059	0.000811	\$ 847,059	0.000811	\$ 847,059	0.000811	\$ 847,059
Budget Code	Budget Name	2021 Year End Budgeted Revenue	2021 Year End Adjusted Budgeted Revenue	Calc. Certified Tax Rate	2021 Year End Final Tax Rate	% Change	Certified Tax Rate Revenue W/O New Growth	New Growth Revenue	Certified Tax Rate Revenue W/ New Growth	Auditor's Certified Tax Rate	Auditor's Certified Rate Revenue	Proposed Tax Rate	Budgeted Revenue	Final Tax Rate	Final Budgeted Revenue
10	General Operations	\$ 847,059	\$ 846,906	0.000668	0.000811	-17.83%	\$ 846,298	\$ 43,796	\$ 890,095	0.000668	\$ 890,095	0.001156	\$ 1,540,095	0.001156	\$ 1,540,095
	Grand Total	\$ 847,059	\$ 846,906	0.000668	0.000811		\$ 846,298	\$ 43,796	\$ 890,095	0.000668	\$ 890,095	0.001156	\$ 1,540,095	0.001156	\$ 1,540,095
Budget Code	Budget Name	2022 Year End Budgeted Revenue	2022 Year End Adjusted Budgeted Revenue	Calc. Certified Tax Rate	2022 Year End Final Tax Rate	% Change	Certified Tax Rate Revenue W/O New Growth	New Growth Revenue	Certified Tax Rate Revenue W/ New Growth	Auditor's Certified Tax Rate	Auditor's Certified Rate Revenue	Proposed Tax Rate	Budgeted Revenue	Final Tax Rate	Final Budgeted Revenue
10	General Operations	\$ 1,540,095	\$ 1,493,009	0.001098	0.001156	-5.02%	\$ 1,493,388	\$ 66,362	\$ 1,560,350	0.001098	\$ 1,560,350	0.001209	\$ 1,718,090	0.001209	\$ 1,718,090
	Grand Total	\$ 1,540,095	\$ 1,493,009	0.001098	0.001156		\$ 1,493,388	\$ 66,362	\$ 1,560,350	0.001098	\$ 1,560,350	0.001209	\$ 1,718,090	0.001209	\$ 1,718,090
Budget Code	Budget Name	2023 Year End Budgeted Revenue	2023 Year End Adjusted Budgeted Revenue	Calc. Certified Tax Rate	2023 Year End Final Tax Rate	% Change	Certified Tax Rate Revenue W/O New Growth	New Growth Revenue	Certified Tax Rate Revenue W/ New Growth	Auditor's Certified Tax Rate	Auditor's Certified Rate Revenue	Proposed Tax Rate	Budgeted Revenue	Final Tax Rate	Final Budgeted Revenue
10	General Operations	\$ 1,718,090	\$ 1,718,950	0.001197	0.001209	-0.69%	\$ 1,718,911	\$ 24,172	\$ 1,743,083	0.001197	\$ 1,743,083	0.001390	\$ 2,024,132	0.001390	\$ 2,024,132
	Grand Total	\$ 1,718,090	\$ 1,718,950	0.001197	0.001209		\$ 1,718,911	\$ 24,172	\$ 1,743,083	0.001197	\$ 1,743,083	0.001390	\$ 2,024,132	0.001390	\$ 2,024,132
Budget Code	Budget Name	2024 Year End Budgeted Revenue	2024 Year End Adjusted Budgeted Revenue	Calc. Certified Tax Rate	2024 Year End Final Tax Rate	% Change	Certified Tax Rate Revenue W/O New Growth	New Growth Revenue	Certified Tax Rate Revenue W/ New Growth	Auditor's Certified Tax Rate	Auditor's Certified Rate Revenue	Proposed Tax Rate	Budgeted Revenue	Final Tax Rate	Final Budgeted Revenue
10	General Operations	\$ 2,024,132	\$ 2,023,272	0.001392	0.001390	0.14%	\$ 2,023,277	\$ 75,890	\$ 2,099,167	0.001392	\$ 2,098,967	0.001456	\$ 2,195,471	0.001456	\$ 2,195,471
	Grand Total	\$ 2,024,132	\$ 2,023,272	0.001392	0.001390		\$ 2,023,277	\$ 75,890	\$ 2,098,967	0.001392	\$ 2,098,967	0.001456	\$ 2,195,471	0.001456	\$ 2,195,471

Property Tax only increases from New Growth or TNT
 New Growth from 2020 to 2025=\$257,493
 Fire District Assessment Increase FY21 to FY26- \$223,541
 FY21 Adopted GF- \$6,071,000 to FY26 Tent GF- \$8,454,613

FY26 GENERAL FUND ONE-TIME CAPITAL PROJECT AND LINE ITEM PROPOSALS				
CAPITAL REQUESTS (ONE TIME EXPENSE)				
Priority	Project	GL	Cost	Subtotal
1	Codification - (Already include in FY26 Budget)	10-43-310	\$25,000	In Budget
2	Split out costs between gov and getting website up and working - (Already include in FY26 Budget)	10-43-	\$30,000	In Budget
3	Upgrade RMP owned street lights to LED (3.8 yrs ROI)	CIP	\$65,000	\$15,000
4	HRIS Implementation (HR Dept.)		\$20,000	\$15,000
5	Old City Shops Asphalt and Vatenag repair (Approved in FY25 Budget but not completed, funds rolled into fund balance at end of FY25, complete in FY26?)	10-51-	\$40,000	\$125,000
Items Not Included in FY26 Budget (not in any preferential order)				
	Cameras and Wi-Fi Expansion at Public Work	10-46-	\$12,000	
	Water tank and Pressure Washer for Off season pavilion cleaning (ACT#7)	10-83-	\$5,000	
	Water Softener for Kitchen and wash bag ACT#7	10-75-	\$6,000	
	Asphalt Sample Core Drill (10-71-740)		\$10,000	
	Concrete repairs at Mountain View (10-83-260)	10-83-	\$40,000	
	Excavation and ROW code update (10-71-310)		\$5,000	
	Hydraulic Hose crimping tool and supplies for truck repair (10-71-740)		\$6,000	
	Traffic Safety Committee Codification and Traffic Counter purchase (PD BUDGET) (ACT#7)		\$8,000	
	2600 S Entrance Tree Buffer on 800 V (New drip irrigate and tree replacements, and rock Vatenag) (ACT#7) \$40,000 per year until complete (3-5 yrs.)	10-83-	\$40,000	
Items On Hold Or Moved To Different Fund (not in any preferential order)				
	Add HVAC system to the basement offices. Currently don't have heat or A/C (See getting information for when to start work)		\$15,000	
	Add a repeater system for the police radios so radios will work in the basement offices (Not needed in FY26 due to UCAN issues)		\$35,000	
	Christmas Decoration (Moved to RAP)	10-83-	\$12,000	
	Overseeder (Moved to RAP)	10-83-	\$21,000	
	Door Controls for Restrooms (ACT#8) Moved to RAP	10-83-	\$45,000	
	Private City Wi-Fi to park to prep for cameras at Public (Revenue and equipment) (ACT#8) (RAP#2) Moved to RAP	10-46-	\$90,000	

FY26 GENERAL FUND ONGOING CAPITAL PROJECT AND LINE ITEM PROPOSALS				
LINE ITEM INCREASES (ONGOING EXPENSE)				
Priority	Project	GL	Cost	Subtotal
1	Firearms, Less Lethal, Ammunition (Already include in FY26 Budget)	10-60-456	\$30,000	In Budget
2	Account Virtual Crime Center and Account Trail (Already include in FY26 Budget)	10-60-330	\$6,500	In Budget
3	Dash Cameras w/LPR - \$187,995.40 total cost amortized over 5 yrs for a annual cost of \$35,000. Price does not include LPR (license plate readers) on traffic signal poles.	10-60-	\$43,000	\$43,000
4	Safety Bonus Programs Per ULGT Directive		\$6,500	\$49,500
5	Non-Fleet Equipment Rental of personnel lift for light installation and minor repairs (NEV GL LINE)		\$5,000	\$54,500
6	\$4,000 Increase for Small Tools (Blowers/Edgers/Saws)	10-83-141	\$4,000	\$58,500
7	\$4,000 Increase for Small tools (compactors, saws, painters)	10-71-741	\$4,000	\$62,500
Items Not Included in FY26 Budget (not in any preferential order)				
	New Police Sergeant	10-35-630	\$254,000	
	Street light Improvements (new installation requests and Light Upgrades as approved by City Council)	10-60-	\$50,000	
	Street Tree Maintenance trim and replacements (10-71-620) Until street tree ordinance is adopted and maintenance fully transitions.	10-71-620	\$30,000	
	New Police Officer	10-60-330	\$230,000	
Items On Hold Or Moved To Different Fund (not in any preferential order)				
	Anticipated professional services (cost increase due to service demands (Will amend budget for new revenue and offsetting expenses at end of year)	10-62-330	\$10,000	
	Replacement Banners/Flags (Moved to RAP one-time expense)		\$3,500	
	Reclassification increase to put flowers in more areas (10-83-410) increase by \$6,500 (Moved to RAP for one-time expense FY26)	10-83-	\$6,500	

CAPITAL PROJECTS-GENERAL FUND

Fund 10- General Fund			Ongoing Exp.
FY26 Increase to Fund Balance	\$63,440	←	\$62,500
June 30, 2025 Fund Balance*	\$2,413,093	←	One Time Exp. \$125,000

Potential revenue from TNT \$96,504

Fund 46- Capital Improvements Development Fund	
FY26 Increase to Fund Balance	\$70,000
Interest earned on fund balance	

June 30, 2025 Fund Balance \$2,697,861

*Portions of the General Fund, fund balance is "restricted," meaning that it is obligated to pay specific expenses or reimbursements for deposits, bonds, etc. For example, the FY24 audit identified the "unassigned fund balance was \$2,761,825" when the "total fund balance was \$6,048,069."

FY26 CAPITAL PROJECT PROPOSALS				
CAPITAL REQUESTS AND LINE ITEM INCREASES (ONE TIME EXPENSE)				
Priority	CLASS C SPECIAL REVENUE FUND GL 21	TYPE	COST	Subtotal
	Streets Depreciation Plan and LTAP Road Analysis	21-40-310	\$15,000	\$15,000
1	RAP TAX GL 23	TYPE	COST	Subtotal
1	Dog Park (Carg Over from the previous year)	CIP	\$120,000	\$120,000
2	Resurface Courts at Mills and New Basketball standards	CIP	\$55,000	\$175,000
3	Bench Replacements at Hogan/Cloverdale and Mills	CIP	\$25,000	\$200,000
4	Mills Park Trail and East Parking lot Preservation	CIP	\$21,000	\$221,000
5	Overseeder	10-83-	\$21,000	\$242,000
6	Christmas Decoration (Moved to RAP)	10-83-	\$12,000	\$254,000
7	Private City Wi-Fi to parks for door locks and future cameras (Backbone Equipment FY26)		\$15,000	\$269,000
8	Door Controls for Restrooms (ACT#7)	10-83-	\$45,000	\$314,000
9	Replacement Banners/Flags		\$3,500	\$317,500
10	Beautification increase to put flowers in more areas (Not Included in FY26 Budget (not in any preferential order)	10-83-	\$6,500	\$324,000
	Tree Replacements Mills/Hogan/Mountain View (Could not determine if the council decide on 7.25.25 to remove this to a funded project)	10-83-	\$50,000	
	Drinking Fountain at Hogan	CIP	\$8,000	
	Park Branding/Signage (Remove 4-1/2 yds data rise to uniform design when damage due work to building done.)		N/A	
1	WATER ENTERPRISE FUND GL 51	TYPE	COST	Subtotal
1	GAC Replacement and Vessel Repairs (Already include in FY26 Budget)	CIP	\$225,000	\$225,000
2	1100 V Vatenline replacement 2150 S to 2600 S	CIP	\$1,256,000	Band
3	Well 3 Rehab	CIP	\$2,500,000	Band
4	Reservoir Replacement	CIP	\$4,000,000	Band
5	Valve/Hydrant Exerciser	Tool	\$6,000	\$5,000
6	Water System Depreciation Plan update (Additional to 51-40-310)	One Time	\$10,000	\$15,000
7	SCADA System Master Plan	One Time	\$22,000	\$37,000
Not Included in FY26 Budget (not in any preferential order)				
	Additional Elements Feature for Water (Additional to 51-40-310)	One Time	\$10,000	\$10,000
1	WATER IMPACT FEE FUND GL 53	TYPE	COST	Subtotal
1	Pipe Upsize costs at Choice Learning Center	CIP	\$21,500	\$21,500
1	STORM DRAIN FEE ENTERPRISE FUND GL 56	TYPE	COST	Subtotal
1	A2 Drain Tree removals and ditch cleanup (Additional to 56-40-420)	One Time	\$50,000	\$50,000
2	1200 S Storm Drain installation	CIP	\$350,000	\$400,000
3	Additional Engineering costs for Depreciation Plan and Project surveys (51-40-310)	One Time	\$20,000	\$420,000
Not Included in FY26 Budget (not in any preferential order)				
	500 S Storm Drain Repair	CIP	\$500,000	
	Elements Features for Storm Water (Additional to 56-40-310)	One time	\$10,000	
	Spill Response Trailer	CIP	\$15,000	
1	Fleet Fund 61	TYPE	COST	Subtotal
1	Mini Excavator	Fleet	\$85,000	\$15,000
2	Purchase Tilt Dec Trailer for Mini Excavator	Fleet	\$20,000	\$105,000
3	Four Police Vehicles (This has been anticipated in this budget but wasn't added in line 11-71-960. These are anticipated revenue in the fleet fund to cover this expense.)	Fleet	\$40,000	\$445,000

FY26 CAPITAL PROJECT AND LINE ITEM PROPOSALS				
LINE ITEM INCREASES (ONGOING EXPENSE)				
Priority	WATER ENTERPRISE FUND GL 51	GL	COST	
1	Fire Hydrant and PRV Replacements or repairs (51-40-730)	51-40-730	\$10,000	
Not Included in FY26 Budget				
2	Road Repairs from Emergency Vatenline repair (act#8)	51-40-250	\$20,000	
Priority	SOLID WASTE ENTERPRISE FUND	GL	COST	
1	Additional Funding to cover costs of taking over ownership of Recycle and Green Waste Cans	52-40-740	\$10,000	

CAPITAL PROJECTS-OTHER FUNDS

Fund 21- Class C (Roads) Special Revenue Fund			
FY26 Increase to Fund Balance	- \$988,507		CP One-time \$15,000
June 30, 2025 Fund Balance	\$2,090,269		
Appropriating unused portion of 2022 Road Tax bond towards road maintenance and 1100W road widening project			
Fund 23- RAP Tax Fund			
FY26 Increase to Fund Balance	\$549,500		CP One Time \$324,000
June 30, 2025 Fund Balance	\$448,928		
Fund 51- Water Enterprise Fund			
FY26 Increase to Fund Balance	- \$5,658		CP One Time \$38,000
June 30, 2025 Fund Balance	\$537,627		CP Ongoing \$10,000
Fund 52- Solid Waste Enterprise Fund			
FY26 Increase to Fund Balance	\$113,005		CP Ongoing \$10,000
June 30, 2025 Fund Balance	\$142,165		
Fund 53- Water Impact Fee Fund			
(This is a restricted fund where expenditures must comply with state code)			
FY26 Increase to Fund Balance	- \$96,500		CP One-time \$21,500
June 30, 2025 Fund Balance	\$546,222		
Fund 56- Storm Drain Enterprise Fund			
FY26 Increase to Fund Balance	\$12,386		CP One-time \$420,00
June 30, 2025 Fund Balance	\$984,375		
Fund 61- Fleet Fund			
Staff will bring information to the meeting relevant to this fund and revenue that can be used for the budget requests			
			CP One-time \$445,000

Fiscal Year 2026 Property Tax Revenue Options

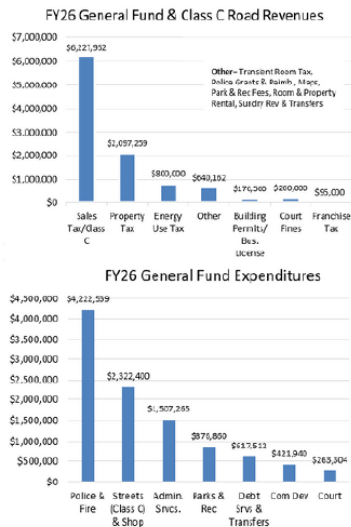
Rate Description	Type of Property	Tax Year	Average Value	Taxable Value	Tax Rate	Amount of Tax Paid On Average Value	City Property Tax Collected	Difference From '25 CTR Revenue	% Increase	To Cover These Expense
2024 TNT Approved	Residential	2024	\$502,000	\$276,100	0.001390	\$384	\$2,024,132	N/A	0.00%	Covers South Davis Fire District Increase and 102.5% Police Wages and Benefits
	Commercial		\$935,000	\$935,000	\$1,456,209,806	\$1,300				
2025 Certified Tax Rate (CTR)	Residential	2025	\$513,000	\$282,150	0.001392	\$392.75	\$2,098,967	N/A	0.00%	Rate set by State Tax Commission. 2024 budgeted revenue plus \$75,690 in new growth revenue
	Commercial		\$969,000	\$969,000	\$1,507,878,377	\$1,348.85				
The 2025 certified tax rate of 0.001392 is higher than the 2024 CTR of 0.001390 so adopting the prior year tax rate would result in loss of \$3,016 in property tax revenue.										
TNT Option 1 Cover SDMFDF Increase	Residential	2025	\$513,000	\$282,150	0.001417	\$399.81	\$2,136,664	\$37,697	1.80%	This tax rate would generate approx. \$37,637 which is South Davis Metro Fire District rate increase.
	Commercial		\$969,000	\$969,000	\$1,507,878,377	\$1,373.07				
TNT Option 2 2.9% Inflation Rate	Residential	2025	\$513,000	\$282,150	0.001431	\$403.76	\$2,157,774	\$58,807	2.80%	This tax rate would generate approx. \$58,807 revenue which is equal to the 2.9% 2024 Consumer Price Index (Inflation Rate) multiplied by the 2024 property tax revenue. This would go towards the \$104,687 annual increase in total police wages.
	Commercial		\$969,000	\$969,000	\$1,507,878,377	\$1,386.64				
TNT Option 3 SDMFDF + 2.9% CPI	Residential	2025	\$513,000	\$282,150	0.001456	\$410.81	\$2,195,471	\$96,504	4.60%	This rate would generate revenue for the 2.9% inflation plus the \$37,637 increase from the South Davis Metro Fire District.
	Commercial		\$969,000	\$969,000	\$1,507,878,377	\$1,410.86				

*South Davis Municipal Fire District = \$37,637. A 2.9% CPI on the \$2,024,132 property taxes collected in 2024 would be \$58,700

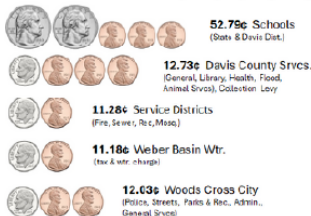
While these increases are included in the FY26 Budget, they still constitute ongoing expenses

10

WOODS CROSS CITY BUDGET & TRUTH IN TAXATION INFORMATION



Where does each \$1 of your property tax go?



*Davis County Property Search, not representative of each property in Woods Cross City based on district boundaries

Truth in Taxation Process

- You can be part of this process and have your voice heard in the following ways:
- Email Council members. Email addresses can be found at: <https://woodscross.gov/mayorandcouncil>
- Email the City Recorder by Aug. 1st to: ahanson@woodscross.gov for your comment to be part of the public record
- Attend the following meetings on August 5th at the Woods Cross City Hall, 1555 S 800 W:
 - 6:00-6:30 p.m. Open House to talk with Council and staff
 - 7:30 p.m. The public hearing where you can go on record and speak to the entire Council

Following the Aug. 5th public hearing, and before Sept. 1st, the City Council will meet to adopt the Woods Cross 2025 property tax rate.

We value your input and strive to make decisions with thoughtful deliberation and consideration for all involved.

Additional Information

Please contact the City Administrator, Bryce Haderlie, at 801-677-1009 or bhaderlie@woodscross.gov.

City budget information is available at: <https://www.woodscross.com/transparency>

Property tax relief information is available at: www.daviscountyutah.gov/clerk-auditor/tax-administration



THE CITY BUDGET AND YOUR TAX DOLLARS

Elected Officials:

Mayor Ryan Westergard

Council Members:

Julie Checketts

Eric Jones

Wallace Larrabee

Gary Sharp

Jim Grover

11

City Accomplishments in Fiscal Year 2024 & 2025

- Installed traffic signals (800 W 1500 S, 1425 W 2800 S)
- Spent \$600,000 in road maintenance
- Restored the railroad Quiet Zone

Replaced the 675 W water main Completed 1100 W road projects (500 S to 1850 S)

- Cleared by Mills Park for future growth
- Purchased land by Hogan Park
- Repaired Mills Park parking lot
- Hired code enforcement officer
- Updated sections of City Code
- Launched new building permit system
- Hired a new building inspection firm
- Replaced outdated vehicles and computers

Improvements to Woods Cross/North Salt Lake dog park

- Repaired 2 homes damaged by subsidence
- Received a \$204,000 grant from the Bureau of Reclamation
- Saved \$40,000 with a new mowing contract
- Approved the Ace Recycling & Disposal contract that began July 2025

WX PD HAS:

- Replaced outdated weapons & body cameras
- Acquired better training software
- Provided trauma kits to all officers

Many of these projects that improve our quality of life and safety in Woods Cross would not be possible without your property tax dollars.

The Fiscal Year 2026 (FY26) Budget Includes:

Beginning \$9 million dollars in water projects to replace:

- A 62-year old watermain in 1100 W
- A 55-year old well that is inoperable
- 75 year old water tank that has been out of service for several years

Designing the City Hall/Hogan Park project with:

- A building that meets earthquake codes
- Larger community gathering spaces
- Room for the entire police department
- An emergency operations center
- And replace the current building that has plumbing, mechanical and electrical problems with systems that are 38 to 58 years old

Putting the \$204,000 Bureau of Reclamation grant to work to fund studies to help stabilize our water aquifer, reduce over pumping of the aquifer, and seek federal funding to help with the subsidence issues that continue to plague homes in the city.

- Technology Enhancements Include:
- Updating our city website
- Improving internet access to the city documents
- Implementing programs to improve employee records and payroll processes

The FY26 Tentative Budget is balanced with the Certified Tax Rate set by the Utah State Tax Commission and Davis County. However, inflationary pressures impacting the city include insurance premiums rising 6% (\$10,892), the city payment to the South Davis Metro Fire District increased by \$37,637, employee wages were adjusted to stay competitive with other cities. At the same time, sales tax revenue decreased by 3% (-\$149,293) since last year.

Why Truth in Taxation and How Much?

The Truth in Taxation (TNT) process enables the city to do two important things:

1. Give an additional 60 days to evaluate the prior year budget for revenue and expenditures.
2. Based on the information in #1, determine if the Certified Tax Rate revenue, plus new growth revenue will cover FY26 expenses. **If adopted**, the Woods Cross 4.4% property tax increase on an average residence (\$513,000) would be **\$18.06** for the year. The City property tax on an average commercial property (\$96,504) would increase by **\$32.83** for the year.

These projects are not included in the tentative budget. Should property taxes be increased by not more than 4.4% to fund the following?

- Replace streetlights with LED fixtures with a 3.8 year payback and reduced energy consumption
- Add dash-cams in police vehicles to record activities that can't be seen on body-cams
- Replace trees & expand tree maintenance in parks
- Update street banners and Christmas decorations
- Purchase public works equipment to reduce operation costs and save staff time to go rent or purchase equipment and services
- Update weapons, computer programs, and resources in the police department for officer safety and efficiency
- Save money for future city hall and park projects rather than borrow later
- Add landscaping in public spaces to improve the look of the community

12

Truth In Taxation Schedule

1. Print and Mail Brochure- Late July-Early August
2. August 4, 6:00 p.m. – Open House
3. August 4, 7:30 p.m. – Public Hearing
4. August 4 or 18 (before 31st) – Hold Council Meeting To Set Tax Rate and Adopt Final FY27 Budget

13

Questions?

14

APPENDIX B – COMMENTS SUBMITTED BY EMAIL PRIOR TO THE END OF THE HEARING

Public Comment received via email or voicemail prior to the end of the Woods Cross City TNT Public Hearing

Transcription of Voicemail comment received 7/28/26:

Hello, this is Damon Blundell, live in Wood's Cross, got you a flyer.

I'm assuming it went to voicemail because you probably don't want to hear people tell you this story.

Yeah, don't build a new building.

All your problems are problems everybody has to deal with themselves.

More space, better use of this, all that.

Don't think that any of these city councilmen will be voted out if this goes through.

And then obviously you have a job and that's great for you.

But yeah, you can run this through and think you've won and that's all great.

And hopefully the next round of city council members and mayors, mayor elect, won't be around to do the next stupid thing that you guys come up with.

Good luck with your efforts, I guess in your case, and good luck with the efforts in my case to make sure it doesn't go through.

Emailed comment from: Shari Phippen phipshar@gmail.com

Sent: Thursday, July 30, 2026 11:13 AM

Subject: Truth In Taxation, New City Hall, Budget Thoughts

Mayor Westergard & Council-

My name is Shari Phippen. I bought a house and moved to Woods Cross about 18 months ago and have loved my time living in our community. It was a colossal blessing to find my little home where and when I did.

Up until March 2024, my career was almost entirely in local government, with a two year detour to work for Utah's 1st Congressional District. In my work in local government, I was a city planner and community development director. Even now, in my employment with the LDS Church, I am keenly aware of and work with municipalities and state and federal agencies. I'm telling you my background not to brag, but to let you know that I am more aware of the challenges you face than many in our city.

I wanted to share my thoughts with you all on the upcoming truth in taxation hearing, as well as other matters that are before you all.

Firstly, thank you so much for the time and effort that staff put into the truth in taxation notice that was sent to residents. It answered every reasonable question and concern and gave a very clear understanding of the why behind the property tax raise. I wish I could be there to speak in support of the increase, but I wanted to let you know that I am behind it.

As to the new City Hall, kudos for making a very difficult decision and I am fully behind the proposal. When I was hired as a baby city planner by Nibley City (in Cache Valley), I was working in a chair closet off the city council room. Our city building was not remotely suited to the needs of a growing community, so we had to go through exactly what you are going through and we ended up with a beautiful new building that served a wide variety of needs and works for the City long after I left.

I applaud the decision to do the City Hall project and Hogan Park project in conjunction with each other - I know that there are significant cost savings and the projects need to be sequenced.

I have done my best on the community FB page to help residents understand some of the issues with the building and the merits to combining the projects. It hasn't always worked, but I will continue to try.

I would encourage you all, as an architect is selected and a floor plan drawn, to take time to visit other city halls with staff, see what looks appealing and what doesn't work for other communities - that was instrumental as I went through the process with Nibley City. I would further encourage you to look at designing a building that can be expanded and remodeled easily in the future, and to weigh out the possibility of combining the council chambers and community room. I have seen the success that happens when that is the case.

I would love to be part of planning and designing the new City Hall. I offer my services as an experienced volunteer if you determine that residents can and should be involved in the design/development.

On the subject of the budget - it seems like the biggest concern has been around the salaries for administrative positions. I have done some brief work on salary comparisons and while the police department is similar at all levels, Mr Haderlie's salary is a fair bit higher than administrators of similarly populated cities - something to the effect of \$30-40k higher. In saying that, I acknowledge that salary data on Transparent Utah (my source for what I've been reviewing) does not take into account job tenure or responsibilities. But on the surface, and to the general public, it is difficult to justify continued increases beyond a COLA when his salary is already that much higher. If you do not already have the salary comparison data, I am happy to provide what I have.

I definitely agree with a cost of living increase across the board, and there are too many nuances in the cost of benefits to really say those are too much, but I think that over the course of the next year, it would benefit the City (and calm residents' concerns) if the Council hired an outside entity to do a significant study of salary benchmarking. That benchmarking data will take any perceived or actual bias and replace it with decisions based on demographics, job performance, and tenure.

I know this is a lot, but I wanted you to know where a nuanced resident stands on some of the stickier issues you are facing.

I also would like you to consider the possibility of creating a class where residents can come and learn about the ins and outs of local government. Not taught by a city staff or councilmember, but where they can take time to learn how our form of government works, or how land use law works in Utah - something like a citizenship academy. Once the budget and taxation issues have settled, I'd love to come talk to you about putting the class together.

Thank you so much for all you do. I know that some days, it may feel like what you do is never going to be enough, but truly it is. Your service is seen and appreciated.

Emailed comment from: Becky Gale abgale@gmail.com

Sent: Tuesday, August 4, 2026, 11:02 pm

Subject: Truth in Taxation Hearing open comment

I am fairly complacent in my civic duties but attending this meeting has been enlightening.

The citizens have come to speak out against this new building and the council isn't listening. Council is being completely defensive of their projected wants and not listening to what the city has to say.

Council member Checketts is calling out comments by name and becoming argumentative in her comments. Her comments were defensive of her position and thoughts with the new project but the citizens she called out were truly offended.

Several citizens have made startling comments of how money and wages are being spent by Woods Cross.

Comments have also been made about what the increase would do to individuals in the city.

Several citizens have given very good alternatives that won't even be considered because the council is already set in their decision.

Council made comment about an open house to share information on the new proposed building and park upgrades and one person attended. It was offered once. It should have been offered multiple times to give citizens an opportunity to attend and give feedback. But if citizens were busy on said day, tough luck.

Comment was made by Mayor Westergard that talking to community members they had input on making parks and public areas more useful. Those were in unofficial capacity and now that there is a number attached to it would that be their statement??

I am also alarmed with the cost of building right now. It is truly expensive to build right now. What happens if the economy takes a turn in the next few years and we committed to this expensive new project and the building isn't worth the cost of the bond?? A bond this big should be put on the ballot and this should be tabled til after November. There is a significant percentage of the community that is older on a fixed income that they can't afford this 46% increase on taxes. Several of them attended tonight to express their concern.

Again, I am complacent in my civic duties. I do realize there are needs for upgrades. This has been in the works for several years, but the community input has been minimal. Now the community is speaking up and the council isn't listening because they are set in their decision. The clear majority of those in attendance are against this expansion. Truly upsetting to see people speak up in an official meeting and not be heard by elected officials.

Truly disappointed citizen, Becky Gale, Woods Cross Resident of 40 years

End of comments received prior to the end of the Public Hearing held 8/4/26

WOODS CROSS CITY COUNCIL MEETING
August 6, 2026

The Woods Cross City Council held a meeting on August 6, 2026, at 4:00 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

Eric Jones
Rachel Peterson
Wally Larrabee

STAFF PRESENT:

Bryce Haderlie, City Administrator
Curtis Poole Community Development Director
LaCee Bartholomew, Community Services Manager

Annette Hanson, City Recorder
Sam Christiansen, Public Works Director
James Bigelow, Police Chief

PUBLIC ATTENDANCE:

Rob Beishline, Method Studios

Brian Taylor, Hogan Construction

INVOCATION/PLEDGE:

Julie Checketts

CONSIDERATION TO ADOPT RESOLUTION 2026-1011 AWARDING THE CONTRACT FOR THE 1500 S WATER TANK REPLACEMENT TO PATRIOT CONSTRUCTION

This project is part of the upcoming Water Project Bond, whose parameters were resolved at the August 19, 2025 council meeting. It is also part of the 2026 – 2027 FY Interim budget, which was adopted June 12, 2026. Per the Council memo dated July 1, 2026, from Bryce Haderlie regarding the 2025 Water Bond discussion, the Council at the July 7th meeting directed staff 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 final approved contract price for the water tank replacement is \$4,217,641.34.

Councilmember Checketts made a motion to adopt resolution 2026-1011 awarding the contract for the 1500 s water tank replacement to Patriot Construction for the amount of \$4,217,641.34. Councilmember Larrabee seconded the motion, and all voted in favor of the motion through roll call vote.

CITY HALL BUILDING DISCUSSION

The remainder of the meeting was a work session with the Mayor, Council, Staff, and representatives from Method Studios and Hogan Construction to discuss future City Hall building massing (the overall three-dimensional shape, size, and volume of a structure) and other matters associated with the architectural design and construction of the new City Hall.

ADJOURNMENT

At 6:58 Councilmember Peterson made a motion to adjourn the meeting. The motion was seconded by Councilmember Jones, and all voted unanimously.

Ryan Westergard, Mayor

Annette Hanson, City Recorder



Ryan Westergard
Mayor

Bryce K Haderlie
City Administrator

Public Works Department

Sam Christiansen
Public Works Director

1555 South 800 West, Woods Cross, Utah 84087
Phone: 801-292-4421 Fax: 801-292-2225

Memorandum

DATE: August 13, 2026
TO: Mayor, City Council, and Sam Christiansen
FROM: Danny Rhodes

SUBJECT: A RESOLUTION TO APPROVE THE PURCHASE OF A WACHS VAC TRAILER FROM INTERMOUNTAIN SALES AND SURPLUS OF THE OLD 2013 VERMEER VAC TRAILER

Recommendation

Staff recommends the council approve the resolution for the purchase of a Wachs Standard LX VMT Vac Trailer.

Budget

The cost of the equipment has been budgeted as part of the Water Fund for FY26-27 in the Fleet fund 61-70-510. Pricing was solicited following a single-source procurement process due to the incompatibility of a formal competitive bidding process for vac trailers and the limited number of distributors for specific equipment, as stated in City Code §3-15-070(c)(2).

Background

The City is dedicated to equipping our employees with safe and reliable machinery to ensure they can perform their duties effectively and securely. Public Works personnel frequently respond to emergencies and rely on the Vac Trailer for critical tasks, including repairing water leaks, hydro-excavating near underground utilities, and other essential functions within the department. Additionally, this equipment will be fitted with a Valve/Hydrant Exerciser, enabling the Water Department to safely and efficiently exercise and maintain water valves and hydrants across the City.

The current Vac Trailer, over 13 years old, has become unreliable and has no trade-in value. Over \$7,000 has been spent to keep it running in the last 2 years, and it is still breaking down. It will be auctioned off at JJ Kane Auctions after the purchase of the new trailer, as part of this resolution.

To meet departmental needs within the approved budget, Water Department staff have reviewed Vac Trailers from local distributors. They have selected the Wachs Standard LX VMT, which offers superior valve exercising capabilities compatible with the City's existing GIS system and Elements Work Order software for creating work orders and tracking maintenance activities.



Ryan Westergard
Mayor

Bryce K Haderlie
City Administrator

Public Works Department

Sam Christiansen
Public Works Director

1555 South 800 West, Woods Cross, Utah 84087
Phone: 801-292-4421 Fax: 801-292-2225

Pricing Comparison		
Vendor	Equipment	Price
Intermountain Sales	Wachs Standard LX VMT	\$114,798.99
Vermeer Mountain West	Vermeer LP Mini 373	\$126,878.50
Ditch Witch	HX30A	\$123,655.23

Surplus Equipment		
Vermeer	LP Mini355GT – 131221 (Vac Trailer)	VIN : 5HZBF1622DLED1143

RESOLUTION 2026- 1012

A RESOLUTION TO APPROVE THE PURCHASE OF A WACHS VAC TRAILER FROM INTERMOUNTAIN SALES AND SURPLUS OF THE OLD 2013 VERMEER VAC TRAILER

WHEREAS, Woods Cross City is required to ensure all expenditures of the City shall conform to the provisions of this Chapter and applicable provisions of State law, including, but not limited to, the Uniform Fiscal Procedures Act set forth at Utah Code Ann. 10-6-101, et seq., as amended; and

WHEREAS, Woods Cross City has solicited pricing for Fiscal Year 2027 for Fleet Purchasing for A Vac Trailer for the Water Department; and

WHEREAS, Woods Cross City Code in §3-15-070(c)(2) allows for purchasing utilizing a Single Source exemption in this case. The code allows purchases without formal or informal bidding when the goods or services are not reasonably suited to competitive bidding.; and

WHEREAS, Woods Cross City Code staff have solicited 3 competitive bids of different brands and models; and

WHEREAS, Woods Cross City Code staff shall surplus City Property in compliance with City Code 3-15-130 and Utah Code Ann. 10-8-2.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Woods Cross City, Utah:

1. That the Mayor is authorized to sign this Resolution to approve the purchase of a Wachs Vac Trailer from Intermountain Sales for \$114,798.99 and the surplus of the Old 2013 Vermeer Vac Trailer.
2. The City Manager is directed to dispose of the surplus property listed in the attached Memo of this Resolution. If the following methods of selling Surplus Property result in an acceptable bid, the City Manager is authorized to have the items sold. The City Manager will determine the best method of sale to maximize the value of surplus property. Methods of sale of surplus items are as:
 - a. 3rd Party Public Auction companies that are on the State Cooperative contracts, or companies that meet the commissions listed in the cooperative contracts.
 - b. Trade in property as part of the purchase price of a new item(s) of Property.
 - c. Sell on a 3rd party online website.
3. This Resolution shall become effective immediately upon its adoption

PASSED AND ADOPTED BY THE CITY COUNCIL OF WOODS CROSS CITY, STATE OF UTAH, ON THIS 18TH DAY OF AUGUST 2026.

WOODS CROSS CITY

ATTEST:

A MUNICIPAL CORPORATION

RYAN WESTERGARD, MAYOR

ANNETTE HANSON, CITY RECORDER

Voting:

Julie Checketts	Yea ____	Nay ____
Eric Jones	Yea ____	Nay ____
Wallace Larrabee	Yea ____	Nay ____
Jim Grover	Yea ____	Nay ____
Rachel Peterson	Yea ____	Nay ____
Ryan Westergard	Yea ____	Nay ____

[tie vote only]



Action Items

None unless a consent item is moved by City Council

Discussion Items



Woods Cross City

Community Services

1555 South 800 West Woods Cross, Utah 84087

MEMORANDUM

To: Woods Cross City Council

From: LaCee Bartholomew, Community Services

Date: August 14, 2026

Subject: Woods Cross Well-Being Survey – Results and City Council Discussion

Purpose

Review and discuss the results of the 2026 Woods Cross Well-Being Survey conducted by Utah State University (USU).

The survey provides an opportunity to better understand how residents experience life in Woods Cross, what they value most about the community, and where they see opportunities for improvement. The survey received 243 responses, with 143 residents (59%) providing at least one open-ended response.

The results offer valuable insight that can help the City better understand residents' perspectives, evaluate current services and programs, identify opportunities for improvement, and consider how future community priorities can support the overall well-being of Woods Cross residents.

Important context: This survey was not sponsored by Woods Cross City and was not conducted as part of a City-funded initiative or tied to the use of City tax dollars. The results are being brought forward as an independent source of resident feedback that may be useful to the City Council in its discussion and planning.

Discussion: Four Key Themes

The four discussion themes presented below are not ranked in order of importance or frequency. They follow the flow and organization of the questions within the actual USU survey and are intended to provide a framework for discussion of the findings.

1. Community Character & Connection

Protecting what residents value about Woods Cross

One of the clearest themes in the responses is residents' appreciation for the small-town feel, safety, strong neighborhoods, good neighbors, parks, and sense of community. Residents also value Woods Cross's location and its ability to provide access to larger cities while maintaining a quieter community atmosphere.

At the same time, some residents expressed concern that growth and development are changing the character of the community they value.

Council discussion:

How can the City continue to grow while intentionally protecting the sense of community, safety, connection, and small-town character that residents identify as important to their well-being?

2. Growth, Development & Infrastructure

Managing growth while maintaining quality of life

Growth and development were recurring concerns throughout the responses. Residents commented on housing density, commercial development, warehouses, loss of open and agricultural land, traffic, roads, and the ability of infrastructure to keep pace with growth. Other residents expressed a desire for additional housing and more local businesses.

This suggests that the conversation is not simply about whether Woods Cross should grow, but how the community grows and whether development is keeping pace with the infrastructure, amenities, and quality of life residents expect.

Council discussion:

What does responsible growth look like for Woods Cross, and how can the City balance development with infrastructure, transportation, open space, housing needs, and community amenities?

3. Environmental Quality, Transportation & Physical Well-Being

Creating an environment where residents can safely enjoy their community

Environmental quality was a significant concern in the open-ended responses. Residents frequently identified air quality, odors, refineries, asphalt facilities, trains, traffic, and particulate matter as concerns. Transportation issues—including train crossings, sidewalks, bike routes, traffic congestion, and road conditions—were also mentioned repeatedly.

While many of these issues involve factors outside the City's direct control, the responses provide an opportunity to discuss where the City can advocate, improve infrastructure, increase connectivity, and support residents' ability to safely walk, bike, recreate, and enjoy outdoor spaces.

Council discussion:

What areas can the City realistically influence or improve to support residents' physical well-being, including transportation, walkability, recreation access, environmental quality, and neighborhood safety?

4. Recreation, Programs & Community Engagement

Creating more opportunities for residents to connect

The survey also identifies an opportunity to build on one of Woods Cross's greatest strengths: community connection. Residents expressed interest in more community activities, events, recreation opportunities, trails, parks, classes, and opportunities for residents of different ages to interact and build relationships.

This area directly connects with the work of Community Services. Existing programs and events provide opportunities for residents to meet, participate, volunteer, and develop stronger connections within the community. The survey can help us consider whether there are additional opportunities to reach residents who may not currently participate in City programs.

Council discussion:

How can the City continue to strengthen community connection through events, recreation, volunteer opportunities, parks, classes, and programs that serve residents of all ages?

What are Woods Cross residents telling us about what makes this community a good place to live, what they are concerned about losing, and where the City has opportunities to improve overall community well-being?

The survey provides both positive feedback about the community and constructive feedback about areas of concern. This makes it a useful tool for evaluating existing services and considering future priorities.

Requested Action at Strategic Planning

I am requesting that the City Council review the Woods Cross Well-Being Survey results and participate in a discussion during Strategic Planning regarding the four key themes identified above.

Following the discussion, Council may wish to identify one or more areas for additional research, community engagement, or future consideration as part of the City's planning and budgeting processes.

Open Comment Report



Table of Contents

Introduction	8
Comment Counts	9
What do you value most about living in Woods Cross?	10
Is there anything that could be done to improve wellbeing in Woods Cross?	17
Is there anything else you'd like to tell us about wellbeing in Woods Cross?	26
Are there any aspects of the local economy you would like to see changed in the next five years?	32
Are there any aspects of local environmental quality in or near Woods Cross that you feel pose a significant threat to wellbeing?	38

Introduction

This Utah Wellbeing Survey Open Comment Report for Woods Cross is a supplemental report as part of the survey conducted in spring 2026. The [Report of Findings for the Woods Cross Survey](#) is available online. This survey was conducted by Dr. Courtney Flint and her team from Utah State University in partnership with Woods Cross.

This Open Comment Report provides raw open comments collected through open-ended questions in the Utah Wellbeing Survey specifically related to Woods Cross. We have not edited any of the comments. Further, we have not and will not share these aggregate comments publicly, though we may use select comments as part of research reporting related to various statewide survey topics.

In spring 2026, the Woods Cross survey had **243** responses. Of these, **143** respondents answered at least one open-ended question, yielding a comment participation rate of **59%**.

Please see the table of contents herein to guide you to each question, a summary of all comments for that question, and all comments falling within various dominant themes. Many comments include more than one theme but have only been listed once in this report.

Any questions about this report or the Utah Wellbeing Survey in general should be sent to Dr. Courtney Flint at courtney.flint@usu.edu.

Comment Counts

Question	Number of Comments
What do you value most about living in Woods Cross?	121
Is there anything that could be done to improve wellbeing in Woods Cross?	106
Is there anything else you'd like to tell us about wellbeing in Woods Cross?	64
Are there any aspects of local environmental quality in or near Woods Cross that you feel pose a significant threat to wellbeing?	110
Are there any aspects of the local economy you would like to see changed in the next five years?	86

What do you value most about living in Woods Cross?

Respondents consistently highlighted the importance of Woods Cross's small-town feel, proximity to major cities, and sense of community. They valued the ease of access to Salt Lake City, surrounding mountains, and open spaces, which allowed for a quiet and peaceful environment. Many emphasized the strong social connections within their neighborhoods, feeling safe and supported by their neighbors. The convenience of being close to services without high population density or traffic was also a significant factor in respondents' appreciation for the community.

City Character

The history

Community, history

Feeling of home.

A place for my family to grow and be safe

It's safe, still small town vibe, lots of pastures still.

I love the cozy feel. I can get everywhere I need easily. I feel safe for the most part.

Small town feel with easy access to city amenities

Small town feel, but close to major city shopping and dining.

Small town feel while access to major cities and opportunities nearby.

Small town feel, with all the convenience.

I like that it's a small town and I know many of the community members, no traffic, lots of outdoor recreation opportunities and parks.

I enjoy the small town feel with big city comfort. The cleanliness of the city and green space.

I enjoy the smaller town feel but within easy access of bigger towns.

"Small town" living. I love that we are so close to downtown and Farmington station, a very quick commute to the airport. several hiking trails close by, the beauty of the mountains. Pretty decent choice of restaurants and gyms.

Small city, easy to get around. Nice parks, but wish dogs were allowed.

Small city feel, safe and wonderful parks.

There is still a small town feel to it

It is a small community

Small community feel but located close to big-city amenities.

Smaller community without being major city, but still close enough to take care of issues/needs.

Small community feel next to big cities

Small town feel with all the needs of a big city

It has a small town feel

Small community living

Small family communities

I like the small town feeling, but still big enough to be relevant

How small city is

Smaller community feel, less traffic, perfect location.

Lovely ppl live here. Enjoy senior lunches. Small town feel but close to cities that have more resources

Small town feel

Small town feel.

Smaller community

I moved here because of the small community and I love the train whistle. I wish as we grow, that we could keep it. Stop building on the tracks. Bring in more money with a grocery store like Trader Joe's. People travel to other counties to shop here. We need more of it in our home towns and the taxes would help bring in revenue for us. Stop worrying about what people are doing at their homes and focus more on keeping the community safe.

Small town feeling with neighbors helping neighbors. Mostly accessible parks. Close to quality medical care facilities in Salt Lake City.

I like the bedroom community feel that's still close to the city and major shopping areas, event centers, and social events. Woods Cross City needs to realize we have the perfect location and the value of our land is worth more because of the close proximity to SLC. We shouldn't cheapen it by allowing very high density apartments that become run down after

10-15 years. See NSL apartments along Redwood Rd. Also with commuting, we don't have bottlenecks like Farmington—Layton—Ogden. Being able to enter the city a few different ways is also a very convenient thing. When developing, the city needs to keep this in mind. Also, no one has been able to define what affordable housing actually means. Affordable is subjective.

Social Climate

Neighbors

Neighbors

Good neighbors

Family

Wonderful people and neighbors

My neighbors are wonderful.

My neighborhood and surrounding neighborhoods are filled with kind, friendly people.

My neighbors and positive sense of neighborhood

Most residents are good

I like the people. Accessible to big city amenities.

The community. I have been here for 13 years and I have gotten to know many people in my neighborhood work for the schools that my children attend. And that makes me feel better about having them attend public schools because I know the people in my community.

An accepting community of people.

The people.

The people

Proximity to family and easy access to freeway, open spaces nearby

The community I live in. Close to the Legacy parkway to walk and ride bikes. Close to large shopping centers.

Neighbors and quiet community

Community and safety

The friendly safe neighborhood

The sense of Community, a bit of a rural feel, quick access going north or south to important venues

I love the neighborhoods and the people. Small town feel while being close to stores and necessities.

Good neighbors, small town community feel. People know each other.

Sense of community. Somewhat small town feel.

The community feeling. Small town feel, with access to big city events.

It's where my house is, and my friends. We like being near, but not in Salt Lake.

The community feel of the city and it's leaders. It's a fantastic place to raise a family.

I like the community/types of people and up until recently the lack of a lot of high density housing and traffic. I feel mostly safe.

Close community, safe neighborhoods, parks

We have a strong sense of community. We all watch out for each other down my street and we all stay informed about anything going on. If someone needs help with yardwork as a group we get it done. No need for micro managing from the city we just take care of each other.

Great place to raise a family and close knit community

Good neighborhoods. City response to concerns is good. Police and fire concerns have good response. Parks are mostly well kept. Appreciate any help to keeping cost of living down as much as possible.

It's a good place to live for families. It is also close to my employer

My neighborhood specifically and how clean it is

Location

Easy access to everything

Location and my neighbors

Ready to go any direction.

The convenience of being accessible to both the mountains and downtown

Location. Close to so many cities.

Accessibility to major cities

Proximity to services without high population density or traffic

Close to major urban city

Live close to the freeway and easy access to get to where I need to go.

The location

Location location location.

Access to everything. Good neighbors

I like the location and the small town feel despite being so close to the city. I like the connection of paths to neighborhoods.

Being close to everything but not feeling the busy stress of constant movement in Bountiful

Close to SLC and other cities

Location, not too close to SLC

Proximity to Salt Lake.

I love the easy access to Salt Lake City as well as Bountiful. I think the members of the community are very kind too.

I value the convenience of living in Woods Cross. It's close to Salt Lake.

Safety

Safety

The safety and community activities

I value safety the most. I am female and run solo very very early in the morning from spring thru fall and feeling safe is of utmost importance to me

Safe area and smaller community

Safe neighborhoods where kids can walk and play at local parks and don't have to cross busy streets

Safety. Friendly. Efforts to keep community looking good.

The community feels very safe.

Good, safe community. Trees.

Negative

Nothing

Logistics. Reasonable efficient access to basic necessities are rapidly eroding due to high density housing and commercial development. Infrastructure is unable to keep up with demand.

Freedom from over regulation- this is getting worse though and I don't like it.

We have loved the rural hometown feel with a close knit community when we moved here. Unfortunately that hometown feel is disappearing as the city changes.

I use to value Woods Cross due to its small town feel. It no longer feels that way. I also Use to value the city employees and elective officials because they use to care about Woods Cross and they focused on their community but I don't value our current elected officials or city employees as they don't strive to keep woods cross the way it should be nor do they care about the community.

Used to be quiet, and quaint now it is crowded and busy.

Smaller community not problems like Salt Lake City (including Slc being an sanctuary city). I would prefer no homeless shelter near subdivisions and our small community, im thinking it will cause more problems and need more law enforcement which means raising our property taxes up.

Peace and Quiet

Calmness

the quietness of the area

its tranquility and the cleanliness of the streets

Quieter and less populated than surrounding cities.

Quiet neighborhoods. Not much crime.

It's peaceful & quiet for the most part. Not a lot of crime in my area.

It's a quiet City and it's safe

Local Opportunities

Easy freeway access, hospital, health care. Good people.

Low car traffic, lots of trees and greenery, small, lots of nearby shopping opportunities.

Services are convenient. Mid-size community so we can care for friends and neighbors.

Housing

That it is MY house in the city I chose to live in.

Not having an HOA.

Open Space

The green spaces and trees in planned communities. Feels very serene.

Open spaces, the small town feel.

Recreation

Parks

The easy access to parks and trails and the great people.

Environment and Resources

I wish you could enforce codes that would ensure home owners would take better care of their front yards! Our town is starting to look very neglected!

Growth and Development

Not to over populate

Nature and Beauty

Ease of access to nature as well as to the city.

Is there anything that could be done to improve wellbeing in Woods Cross?

Respondents from Woods Cross highlighted several areas for desired improvement to enhance wellbeing, including addressing traffic congestion and noise from Legacy Highway, expanding bike networks, improving air quality by reducing pollution from refineries and asphalt plants, and addressing the mosquito problem. Some respondents also emphasized the need for more parks and greenspaces, as well as a bridge or overpass to improve safety and accessibility at train tracks. Additionally, several individuals valued the importance of community engagement and involvement in city decision-making processes.

Transportation

Stop the kids/teen on ebikes. Bridges over the train tracks. Over-development has led to excess traffic. Find ways to reduce traffic without encroaching on property owners land. Enforce code violations. Stop the blackhawk helicopter from flying dangerously low and fast over neighborhoods (someone told me it's the Sellerz Brother helicopter). Prioritize residents' quality of life over businesses when making decisions.

Fix roads. And have places we can take our pets to run around

~1. Overpass on 2600 South (over tracks). 2. People in the community doing more to maintain yards, remove weeds, etc. 3. Upgrading of street signs (so many are faded).

Bridge over the train tracks . Invest in renewable energy (wind, solar)

Sidewalks and more parks

Better bike access around the city including trails

Better sidewalks and add a sidewalk on 950 west between 500 south and 900 south

Slowing traffic on 800 w with either medians or speed bumps. Reducing access to train tracks. Putting a bridge over tracks to improve safety and accessibility. Improve water quality.

The trains. Haha!

Train crossing. It would be really nice to have a bridge over train tracks. Sometimes the trains are so long.

The mosquitos are a huge problem and should be sprayed on a weekly basis by the city. It really impacts the quality time we can spend outside when the sun starts setting. I said this earlier too, but the noise and pollution from legacy with it being expanded. It's a big safety

concern as well with How close the new lanes will be to the houses along the trail, not to mention people who bike or walk on the trail. Also the trains. THE TRAINS ARE THE WORST PART ABOUT LIVING HERE. I have been trapped so many times with trains just sitting in the tracks. I've been late to appointments and sometimes work because they're just sitting there for up to 15 or 20 minutes. Sometimes longer. If there was ever a life threatening emergency that could be really scary.

Alternate routes to go over or under train tracks Mosquito control

More robust bike network

Better public transit.

Make a turn around at train tracks

Overpass over the train tracks.

Stop with the "cant park in road overnight" for like 5 long months

Enforcement of speed limits. We have a road that is constantly used as a drag strip not only by civilian drivers but law enforcement as well. I and my family have witnessed more than once both law officers and homeowners go on my at least 60 on a 30 no lights or sirens.

Make it so the trains don't block traffic for extended times or a way to get around over the tracks

Reduce the amount of trains stopping on the railroad tracks. It's extremely inconvenient and occurs way too often. I also would like to see something done to help our air quality in reference to the asphalt plant and refineries.

Trains stopping traffic flow. Noise on Legacy High way. Pollution/air quality from factories, cars etc.

Better road maintenance is needed. The streets where I live have not been resurfaced in the 20 yrs we have been here, only crack sealed. I hear other cities are considering a new fee for that. My understanding it is part of our taxes to take care of roads. I know high cost of everything is affecting everyone, including our nice city. Please continue to do best for all so we can continue enjoying being here.

Expansion of legacy highway is a major disappointment. Anything that can be done to help Woodscross be safe souls be done.

Environment and Resources

Things I dislike about Woods Cross, the train tracks, and mosquitos.

Air quality-particular matter, refinery pollution, asphalt company pollution. Traffic – speeding, exhibition driving, heavy truck, activity, road conditions. Public safety – crime, graffiti and gangs, motorized bicycles, police, visibility, homeless, panhandling, and drugs, feeling safe in your own neighborhoods. Walkable neighborhoods with sidewalks that don't treat people up and that are safe for those with disabilities not a foot drop.

Air quality

Air quality

Air quality

Air quality. The heavy particulate matter from asphalt and oil refineries is evident. The odors are so heavy, breathing becomes very difficult, especially for those with compromised respiratory systems. More often than not, I am unable to enjoy anything outdoors in the city due to various forms of air pollution and must leave the city altogether.

Less air pollution

Improve air quality. Affordable housing options. Decrease dust and pollution from dying Great Salt Lake.

Incentivize planting trees and disincentivize cutting them down unless it's for disease. Help everyone believe—not just be aware—that water conservation is critical. Those who water endlessly and often in spite of conservation hurt the rest of us. Provide low-cost radon mitigation to WX residents. Provide discounted PurpleAir air monitors. We have three of them in Woods Cross, and only two of them function. Given proximity to the freeways and industrial areas, we should probably have 20+.

I wish we could use bountiful city landfill. I don't like driving all the way to Layton to take trash there.

Air quality, but can't really do anything about it unless we move.

Spray for mosquitoes, keep it conservative, safe, and small

Air quality Mosquito control More restaurants and shopping

More relaxed parking restrictions, limiting the planting of invasive plants and trees, not using airborne pesticides, improving the ability for residents to engage in city policy-making

Improve water quality. And help residents with the settlement issue more

Reduce noise from Legacy Highway

Mosquitos!!!! They are soooo bad!!!

Ensure ground water supply. Prevent further subsidence in the area around farm meadows. Protect the lake level. Provide better pedestrian and bicycle access to commercial and community areas.

Having more access to secondary water. Utilities have gone up significantly, so to have that lowered. Regularly spraying for mosquitos. More garbage cans around the parks and not only in one spot. Allow leashed dogs at mills park.

Just the refineries, I understand they are a major source of employment in the area, but I feel like they are a disaster waiting to happen. The products that are refined are not sold locally

More environmental impact projects.

Government

Not running the city like an HOA. Suddenly enforcing ordinances that hadn't been an issue before or that we weren't even aware had been passed since after we'd purchased our home.

Our city does a great job

Get code enforcement to focus on the real issues with police of the drug houses and stop harassing people who are trying to do better.

Pay attention to broad issues, like the Great Salt Lake, education, housing costs, air quality, and health care.

Remove the council member who wants to run city like a HoA, judgmental city council member.

Consistency in important programs and having quality city officials overseeing them are key, specific reference is the soil subsidence program for Farm Meadows. Different application dates from year to year, absolutely horrible at making sure info is getting out to residents, seemingly incompetent officials involved like Bryce Haderlie. Feeling like city officials target certain neighborhoods for code enforcement even knowing of struggles such as home settling are taking place.

Increase enforcement of policies. (Dog leash zones, quiet hours)

Get quality elected officials who care about Woods Cross. Bring back the small town feel that allowed for people to be safe and comfortable. Stop the unnecessary growth. Focus on things that are important. Agriculture, water, community, safety.

Better enforcement of city ordinances. There are always dogs in the parks despite signs saying no dogs. Likewise there are people who ride motorized vehicles in the parks when they are prohibited. There are too people with loud engine engine mufflers.

Better community awareness of meetings and proposals impacting immediate community members, there is little to no notice regarding meetings or proposals for the community members to feel informed or involved even those of us who receive notifications to phones/emails don't get enough details to be informed and they usually do not arrive in a timely manner

Lower city fees and taxes. Have curbside city cleanup like other surrounding cities.

Get rid of The code enforcement officer and let us live our lives. Also consider revising the parking regulation to only be applicable when there is actually snow.

It really feels like City officials don't care about residents. They don't make accessing services easy. I.e., dumpster cleanup is located at city works. But, the reason we would like these is because we don't have trucks to haul away massive loads. That's one example.

Housing

Affordable housing for young couples

Housing needs to be more inclusive

Having access to homes that are more affordable and avoiding building large apartment complex complexes

Affordable housing and more mental health resources - therapy in particular

Less vertical housing.

Get rid of the homes on Redwood near 500 South. They are trashy looking and bring down the community.

Stop high density housing. Add more trails, running/bike paths. Do more community events (service days, movies at the park, 5k's, food truck leagues)

Affordable housing Update playgrounds/parks

Recreation

To allow the residents to do what they want with the park strips. Like removing trees. Putting money in improving already existing structures instead of building new

I would love more trails and outdoor opportunities. We don't have a great walking trail other than mills park.

Real dog parks. Not useless paths. Place where they can run and play. Stop using police as a revenue source.

The addition of a dog park would increase the well-being of Woods Cross. While there are areas you can have your dog on leash, there are no areas for dogs to be allowed off leash. Many of Woods Cross residents have dogs, having an area to allow dogs off leash would be beneficial not only to the residents but also to the animal's health. While cities around Woods Cross may have dog parks, they are either significantly overcrowded or not well maintained.

I'm very unhappy with park regulations in Woods Cross. Neighborhood sidewalks are old and cracked, and it's not relaxing to walk around the neighborhood. I am unable, however, to walk my dog around the park because they aren't allowed, even on leash. I understand safety concerns but don't understand why dogs aren't allowed on leash. This prevents people from getting out as much and only increases the danger dogs pose to neighborhoods, because restless dogs are more likely to cause problems. There are other park regulations that also add to an unwelcoming feel.

Allow me to bring my dog to the park with me. All woods cross parks don't allow pets.

I would like to be able to walk my dog (on leash) through the parks.

More recreation spots

Growth and Development

Infrastructure

Always! Quit adding more chappy apartments.

Slow down growth. More focus on community and the people like it use to be— opportunities to interact more through events, in person community classes, service opportunities.

Stop developing everywhere and raising taxes to pay for the infrastructure. There's not enough space or water, and schools are overcrowded.

Stop the growth! Too many houses an apartments. We need open space!!!! Provide equine facilities in Woods Cross. Stop catering to certain recreational activities and provide something for everyone

It feels like the houses are being crowded in by big warehouses and refineries.

Stop the insanity of the overflow of Salt Lakes problems coming up here.

Local Opportunities

More community activities for all ages.

I know it's a challenge to get people to come to community events, but it's a bit hard to get to know people who aren't on your street or in your church ward.

Maybe to have yearly Woods Cross Days, like a fair, I love how Sotuh Weber does a weekend of fun to celebrate their city! Or do a food truck day like Bountiful and NSL do.

Continue community engagement, protect wetlands nearby.

Safety

The police department doesn't seem to follow through on cases. I've had an attempted break in at my residents, 3 times had my mail/packages/purse stolen and gave them surveillance video and nothing was done. I do not feel safe in my neighborhood anymore.

Safety of children walking to school. Homeless people on the walkways to schools.

Close the front-runner access. It was put right in a neighborhood which there were a lot of burglary in this area when they put it in. Strangers always walking our neighborhood believing to be off the front-runner casing the neighborhood!!!!

City Character

neighborhood cleanliness. Foxborrow is nice, but in the little pockets east of the tracks it's a little unkept.

Yes! There is a lot that needs improving. I mentioned run down areas around the city. The parks need renovations made. The city bought land several years ago and it's just sitting there growing weeds. Do something with it! The street signs are so faded it makes our city feel run down. Also we've lost the beauty in our city and pride in ownership of people's homes and yards. If the city cared about the beauty and expected residents to do the same, we could make this place how it used to be. Like Fruit Heights or Sugar House. The trees along 800 W and in the older neighborhoods need to be trimmed! It makes me angry when my car is scratched by tree branches. We also need to expand our recreation programs as a city. The Rec Center is no longer serving us. The city could help supplement growing costs by offering youth athletic programs.

Open Space

Stop destroying open spaces - 10 years ago I was surrounded by land and horses and now they are all gone and I see nothing but concrete. So upsetting - a giant beautiful field was next to my home and it was levelled and an enormous warehouse was built - that was about 4 years ago and to this day the warehouse remains empty. Please make sure there is a want or need before destroying citizens views, home values, etc. for absolutely no reason.

Stop filling in every green space with something. Let there be fields!

Retail and Business

Less commercial buildings until they have been utilized. Adding more restaurants or places for teens to hang out.

The Westside could use a coffee shop and it would be nice to get rid of the eye sore on redwood and 500 S with all the dilapidated houses. Not sure how they have families living in them. They look so run down they should've condemned.

Social Climate

I think more inclusivity across the board. I attended a city council meeting and it was opened and closed with a (LDS) prayer. It felt extremely inappropriate and I immediately felt less welcome there because I'm not Mormon. I also think better public transit would be very helpful. The front runner schedule is not super helpful and we often rely on it to get into Salt Lake. Maybe a community initiative for handling wasps would be good (the way the city sprays for mosquitos regularly). It's a huge problem especially west of the freeway and makes it hard to enjoy outdoor spaces.

Yes more active community and love

Economy and Employment

Keep taxes and fees as low as possible

Quality of Life

We are doing a good job here.

Other

I wish I knew.

I am at a stage that without kids at home I am at a point in life I don't worry as much about some things as I used to be. And when our kids were younger we took a lot bigger advantage of community recreation than we do now.

See previous comment about sinking homes.

Do something about loose dogs. The animal control service we have is a total waste of money.

Door to door solicitation has become a huge problem. Even with no solicitation signs we still get 3 to 4 knocks on our door.

neighbor dog barking, does anyone even know how long continuous barking is legal? so many suicides, but that could be devastatingly said of anywhere

No/Nothing/Unclear

yes

You

I wish

Is there anything else you'd like to tell us about wellbeing in Woods Cross?

Woods Cross residents expressed concerns about environmental issues, such as mosquito and insect infestations, air quality, and particulate pollution from refineries and asphalt plants. Some comments highlighted the need for more greenspaces, community engagement, and a sense of community, emphasizing that the city's growth has led to a loss of small-town charm. Additionally, respondents noted the importance of responsible government decision-making, particularly regarding ordinances and enforcement, as well as concerns about high-density housing and its impact on neighborhood character.

Environment and Resources

The refinery does not always abide by the law. Sometimes the black smoke and smell is awful.

Taxing refineries and or improvements for better air quality.

The amount of mosquitos, wasps, and grasshoppers is alarming. There don't seem to be mosquito abatement programs. Or programs to limit invasive species.

More mosquito abatement!

The refineries can make it stink sometimes

I think a lot of things are great. The streets are clean and it's slightly more affordable than salt lake. I just think it needs more diversity and some better initiatives for handling transportation, insects, and noise pollution.

I'm worried there won't be a future in the next 15-20 years with climate change (mass migration will happen

Invest in renewable energy (wind, solar)

Thank you for not allowing fluoride in the water.

Government

Police officers need more training in general.

Enforce city ordinances and rules of parks such as no dogs and motorized vehicles. Parking on streets in neighborhoods - recreational vehicles and trailers on street for weeks, cars parked too close to intersections that you can't see around them or back out of your own driveway and homeowners not maintaining yards.

Woods Cross needs to allow people to own/house livestock. Make lots bigger, change ordinances so people can still live the way woods cross use to be.

The city leaders seem out of touch with the citizens. I've heard a city counselor member say it is an easy income. A meeting a month and do nothing.

The enforcement on ordinance in the city is crazy. The officer that is enforcing it has been rude in implying that my house was an eyesore to the city and that people have been complaining. Yet when asked to see the complaints I find that there are not any. Not only that but she "wants to work with the community" and said that she would not have a problem if we were working on the yards then turns around and put a complaint into the police about a trailer we have parked on gravel even though she said we were ok to have it there while we finished construction. Nobody in the city can figure out why all of a sudden parking on gravel is a problem concrete is expensive to install this is going to cost the citizens thousands of dollars and we can't do anything about it because if we don't comply we will be fined. We don't live in an HOA yet city government sure seems to think we do.

Keep listening to us. What we have to say is important to us all. I see some city counsels in their meetings not really hearing what is said by their people and then go ahead and disregard those people and do what they want. Not cool.

I don't think the city takes the residents wondering into consideration when creating laws or policies

The less the government is in the business and lives of its citizens the better. Also, we do not want medium or high density housing. Only single family homes with properly sized lots should be allowed.

Social Climate

We love our neighbors, but hate our neighborhood and this city. Location is great, residents are great, city officials are horrible, even the police officers are typically rude and off-putting. Expectations of residents seems high while city accountability seems low.

I feel segregated because of my religious beliefs. I feel my husband and son are segregated due to their color.

Neighbors are all very nice.

More nice neighbors

Friendly city!

I wish there were fewer homes turned into rentals. I know some use it for retirement and many for income, but it's really removing our sense of community. When we moved in 18 years ago, everyone on the street had been there for many, many years. Now, about 1/3 of the homes are rentals, and in spite of efforts to meet renters they just don't have the same buy-in that someone trying to establish long-term has. They largely keep to themselves and are often only here for a year or so. I wish there was a way to limit them, and I'm not just saying that as a NIMBY thing. It really does affect the sense of community, and not in a good way.

Transportation

They prohibit parking against the flow of traffic—it's such a nice county, yet they make it look like West Valley.

Maybe a traffic light could be installed in redwood rd. Right at the entrance of the Valentine Subdivision entrance and across from the small airport. That little section is very busy and is accident prone.

I do not wish to expand public transport anymore than it's already been in the area, I do not wish to entice transients to flock to our community. However, schools should improve bussing opportunities as increased traffic on the roads and railways makes walking more of a safety concern than it has in the past

No parking on the street in front of my house for 6 months is a joke.

Thank you for the traffic light on 2600 South. Big reduction of wait times. WX is a lovely community. Love the diversity.

We have been happy here overall, despite fear of disaster like if I15 bridge were to break and block exiting from the area or if the refinery explodes again. neighbors' homes sinking is scary

Quality of Life

We found Woods Cross to be a fantastic place to raise our kids. We have loved it here!

Thank you for working to improve so we can continue to enjoy our tucked-away hamlet.

I enjoy living here.

I love this city and and glad I live here.

It's a wonderful place to live and if I had it all to do all again, I would choose to be in Woods Cross again and again.

Recreation

Parks and walking paths for locals. Widening sidewalk and improving safety around school areas.

Woods Cross needs to provide opportunities for equine. They have lots of opportunities for things like, soccer, football and baseball but they have nothing formal the equine community. It would also be good if farmers would be allowed enough water to water their crops appropriately. Farmers are struggling do to the city not valuing agriculture.

Because of loose dogs parks cannot be routinely enjoyed

Several weeks ago I found a bolt in the park near my home. It matched the specialized bolts on the playground equipment. I checked every single bolt in that playground, none were missing. The parks employees had the dedication to ensure that every bolt was in place. This may have been an extra bolt from the manufacturer, this may have been one that was fell out, but the employees, our employees made sure that every bolt was in place. There dedication ensures this city is what it is. They should be valued.

Use RAP tax to develop Mills Park expansion. Pickle ball courts, new baseball diamonds with lighting and more parking

Local Opportunities

Need more community activities and more out reach to bring the community together.

More opportunities for secular community engagement such as community gardens, tool shares/swaps, bulletin boards for posters, advertising yard sales, sharing/donating etc., clothing swaps, etc.

Thank you for providing programs for all ages!!!

Overall very good. I love the memorial day event every year just wish we had more local events

Housing

I feel like I want to move because we have become more of a HOA than a community. Stop telling people who are trying their best what they can and can't do to their houses or how to park. Focus on real hazards and not neighbors who have issues with others. Crack down on houses being turned into apartments and multiple people living there. Houses being rented illegally, drug houses or keeping the community safe. This brings moral down.

Affordable rent and housing

Please stop approving high density housing projects. If land becomes available, think of ways to benefit our community with trail systems, natural parks, etc. add bike/running lanes to all roads.

Safety

Wood cross used to be a quiet safe place to live. It is now become a place that invites, homeless and criminal activities. A place with heavy traffic, and so much light pollution you cannot see the night sky. The amount of particulates, smoke, and horrific smells that are released into the air at night by the refineries and asphalt companies make it where you can't leave your windows open along with the exhibition, driving and loud heavy trucks make it a place that you want to move away from as soon as possible.

I live on a main road through Woods Cross and some people that walk by my house are just flat out creepy. One night I was up in the early morning hours before I had curtains on my kitchen window and there was a man that was walking east holding atleast a 6 to 8 foot pipe or piece of wood walking up the street and I didn't call the police about it cause he seen me and I didn't want any repercussions and I live by myself.

Do not put a homeless shelter in our city and community. It will bring in crime and decrease safety tremendously!

City Character

There is a concern of homeless gathering around the train station and freeway. I don't want Woods Cross be an alternative to pioneer park area or beck street in the future. Caring for people is important but having our community be a destination for the homeless isn't good either.

Not sure what you are looking for. But it no longer feels like a family friendly place.

Education

Great place to raise kids. Pleased with schools. Love frontrunner availability

Growth and Development

It's becoming the place to move away from rather than the place to move to.

Health and Healthcare

Sometimes I wonder if I developed multiple sclerosis because of the toxins in our air from the asphalt plant and refineries.

Negative

I hate it here

Other

Get rid of the ludicrous ban on gravel driveways. If they are an eyesore then punish the ones who don't take care of their yard instead of punishing everyone who had gravel driveways before you all decided to ban them.

Good but could be better.

No/Nothing/Unclear

No

No

No

No

No

No.

Nope

Are there any aspects of the local economy you would like to see changed in the next five years?

Respondents highlighted a desire for more local and small businesses, rather than chain stores or warehouses, to maintain Woods Cross's unique character. They also emphasized the need for affordable housing options, with some expressing concern about rapid growth and its impact on resources and open space. Additionally, respondents noted the importance of better infrastructure, including road design and traffic management, as well as a focus on community development rather than mass construction.

Retail and Business

We don't have enough commercial for benefit of the residents and tax base.

Supply of restaurants as opposed to city, trucking, or refinery expansion.

A grocery store on the west side of the city, starter homes built

Lack of small grocery or convenience on the west side of the city

More businesses providing carside service, meaning I could order online, drive to the business and they would bring my purchase to my car. That would be VERY helpful both physically and mentally.

Less car dealership - no more ex easily high tax hikes

More brick and mortar business in Woods Cross to increase sales tax.mav

Put a shopping center east of redwood road and 5th south. Polygamist own the property and they are standing in the way of development in Woods Coss

Less storage units and more businesses

Be nice to have more restaurants and affordable food

Less commercial building utilize the buildings we already have. Add more restaurants. We are missing great opportunities being so close to the capital of the state.

It would be nice to get more shops on the west side of town. Example:coffee shops

Some closer/walkable shopping and restaurants would be awesome!

More options for quality retail close to home.

Better grocery options would bring in more money for our community rather than going to another city for basics.

Better landscape. I think with a cleaner more polished town we would be able to attract more business

It would be nice to see some more businesses come in, but I'm sure a lot of that depends on the right property being sold to the right developers.

Housing

Less multi unit housing built

Less High Density housing!

Housing costs to go down

Affordable housing for low income families.

Housing prices

Affordable housing development.

No homeless shelter in our community

I want the city to stop approving building apartments and condos in every available inch of open land and then raising taxes to pay for the infrastructure. There is no "housing shortage." If there are no homes to buy then people will live somewhere else. WX does not have any more room!

Stop building so much housing. We don't have the infrastructure for all these extra people

Cap the amount of commercial rental properties within single family home neighborhoods.

An increase in housing opportunities.

More housing for young people

More housing less giant warehouses that tower over houses and block our views of the mountains.

Affordability

Costs of homes and interest rates need to come down

Rent lowered

Yes prices in groceries and gas to go down.

Taxes lowered

Lower food utilities gas prices

Prices of gas and food.

Gas and housing prices

Traffic & Congestion

Focus on roads, sidewalks, and community. Keep out mass development.

Two lanes on all of redwood road with a sidewalk, redwood road not snow plowed very well, not safe

Fix the roads "1500s. Feels like we are off roading on pavement.

Bridge over trains.

Traffic in and out of WX is becoming even more challenging to reach services. 500 South is difficult to access, 1500 South and 500 west is becoming very busy and 2600 South avoid

The train situation needs to be addressed. I get trapped multiple times when trains are just sitting in the tracks.

Fix the intersection designs

Green Space & Open Space

Stop building on every inch of land.

I would like to see agriculture protected. I would like to see the city stop trying to make Woods Cross another down town salt lake and let woods cross be a small town again. The amount of growth in house and apartments is ridiculous. Allow space for outdoor activities that include agriculture. We don't need more soccer fields or baseball diamonds. .

I want to quit seeing new buildings in farm lands

Keep farmlands instead of subdividing into housing.

More focus on agriculture not building buildings

Stopped selling farm land, open land for building - plenty of surround areas to accomplish shopping and entertainment, moved here for the horses and open space and it is quickly becoming extinct - more populated and less of a unique area.

Change in Town Character/Culture

I like small town, not too many busy businesses. While I also understand they bring revenue, they are often a nuance. Particularly the large warehouses that have gone up by the public works building area.

Let Woods Cross keep the rural feel. I don't want it to become more of a city.

Keep our rural lands and small town feel.

Less population growth and land development for that purpose. I liked the more spacious rural feeling of farm/horse property

If we are going to grow as a community, we need to feel safe. That has gone away. We need more businesses like shopping stores or restaurants. Less big warehouses or car lots.

Local Business

Opportunities for small town businesses (i.e. markets, food truck league, etc). Reduce high density housing.

More local food options

Greater focus on local grocers and small businesses to support a more walkable lifestyle.

More locally owned businesses

We'd love to see more small/local businesses welcomed in and succeed. Would love to see more jobs, and ones that pay a livable wage.

Amenities & Services

Wouldn't mind if the school boundaries were changed so my kids could go to woods cross instead of bountiful since we're closer to woods cross high.

More places for dogs. Limited in neighborhoods.

Have our own splash pad and 4th of July celebration

Infrastructure & Resources

Increased airport usage through development of additional tie down and hangar capacity

Would love to see incentives to be smarter about water, and to help those who (often angrily) declare, "Nobody's going to tell me what I can water or when!" find peace with our low-water reality.

More climate action (solar panels/recycling/trees/etc) future proof. Also a bridge over train tracks would be nice

Employment and Industry

Better paying jobs

More job opportunities

Planning & Governance

Stop boxing us in with insanely big buildings that go unoccupied and get approved without acknowledging community members concerns that ultimately come to fruition and cause some of said buildings to become t be allowed to be occupied because the systems the community questioned failed even though the committee guarentee they wouldn't.

Improved air quality restrictions on refineries

Property Maintenance

We have several areas in the city that are run down and look like garbage. I'd like to see more effort put into redevelopment and making our city look nice again. One place that needs attention is the complex on 1500 S between the railroad tracks. The broken fences look trashy. And 500 S west of the tracks needs improvements.

Other

Legacy Corridor development

No Opinion

Don't think so

I'm not sure what this means

No opinion

Na

N/A

N/a

N/A

None

No

No

No

No

No

No

Are there any aspects of local environmental quality in or near Woods Cross that you feel pose a significant threat to wellbeing?

Respondents' primary concerns revolved around air quality and pollution, with many commenting on the unpleasant odors and fumes emanating from refineries, asphalt plants, and trains. The proximity of these industrial sites to residential areas was a significant worry, particularly when combined with traffic congestion and limited green spaces. Some respondents also expressed frustration with soil subsidence and the impact it has on their homes, while others highlighted the need for improved air monitoring and mitigation measures.

Air Quality

I wish Woods Cross would provide free radon testing and heavily discounted mitigation services. Folks need to stop their dogs from barking for hours on end. We have a couple of neighbors whose dog barks nonstop throughout the day, and sometimes well beyond midnight. I wish we had more air monitors, like the PurpleAir system. There are just a handful in WX, and they're not that expensive. I'm haunted by the idea of a train derailing and spilling something unpleasant into the community. I don't know that there's anything we can do about it, though. Trains should not be able to stop across road crossings for long. There should be a painful-enough fine for stopping on crossings that it's rare. I understand it's necessary on occasion, but it's happening far too often, and with trains that appear to be much longer than they used to be. During warm weather, too many people spray 2,4D that aerosolizes and comes into my garden and ruins my plants. Folks need to be aware of the temperature limitations.

It always stinks outside (asphalt and oil), I have to drive to another city to walk so I can breathe.

Many large refineries damaging the land and polluting the air.

Refinery and asphalt plant smells and fumes. Can't even open windows anymore because the smell from them is bad. Also how hard the trains slam on breaks. It shakes our houses to the point that when the earthquake came neighbors didn't even know because the houses shake that much with the trains daily. Just thought it was another train.

Refineries spewing bad smelling gasses especially at night when no one monitors or sees it.

The smell from the refineries is often quite overpowering

Excessive smell from refineries

The nasty smell from the refineries make it difficult to be outside .

Being so close to the refineries sometimes worry me with the air we breathe

All the refineries and air pollution

Spraying pesticides, air pollution, airborne contaminants released by refineries and other industry

There doesn't seem to be any care of the refinery pollution or affect its having on our lives. Also, the fact that the city is doing very little to mitigate is resident's homes from sinking. Doesn't make us want to encourage others to move here.

All refineries, chemical and asphalt facilities need to contain their byproducts of the refining processes. The odors and particulate pollution is extremely heavy and as a cardiac/respiratory patient, I am frequently unable to leave my home. The odors and particulate matter even enter our homes through the direct air intake of all residential heating and cooling systems. Refinery odor even makes it through the drain systems and permeates through the sewer lines and into our homes. It has to stop. Woodcross officials see it smell it and ignore it every single day. There are no proactive efforts whatsoever to address the problem and stop it from occurring.

Pollution/air quality

Air Quality, refineries, asphalt plants, traffic, and commercial development

Horrible air quality due to refineries and freeways

Terrible air due to refineries, trains, diesels

Refinery and asphalt plant pollution

Sometimes the pollution from the refineries.

We're surrounded by refineries and freeways so our air is always questionable

Air Quality

Refinery pollution- big business and industry is always prioritized in Utah over the effect on human beings. Also my house is sinking and the city is NOT helpful or supportive in any way. So disappointing and it's likely all intertwined.

Air quality-from refineries and great salt lake dust

Sewer smell,

Often a strong tire burning smell a couple times a week lasting all day/night.

Yes the pollution and water usage of the surrounding refineries. There used to be an air quality board in Woods Cross that made sure the surrounding refineries and asphalt plants were staying in compliance. We also had air monitors that were regularly monitored and maintained.

Yes, the asphalt plant smells horrendous and should be moved. It smells worse than the refineries and I think it is polluting our air and causing health problems. I also think that it would be nice to move the refineries away from development, but that is probably not possible.

Of course. We are located near the freeway, train tracks, airport and oil refineries. We have a high incidence of breast cancer. Anecdotally, which I think may be related to these environmental factors. I often worry about what I have exposed to my children to living here

Living by a refinery & propane tanks. The smells are horrible & give me headaches. Not a great spot to place homes.

Transportation

I could mention Front Runner not helping my well being but it is what it is I guess.

Legacy highway should remain as it was planned in the beginning when we bought our home.

I am very disappointed in the widening of legacy parkway.

Expansion of legacy freeway

Wider sidewalks, especially by schools and route to schools

The road entering and leaving the subdivision on 950 west between 500 south and 900 south NEEDS a sidewalk. It's dangerous and people try walking and have to walk in the road when there's a lot of cars and trucks.

Places to bike more that are safer.

Need bridges over train tracks, at least on 500 South if nowhere else

It's not a threat, but a hinderance is the trains running through the middle of the city. Not much to be done about that. Other than easier ways to get past the tracks. I live on the east side of the tracks but my favorite bike trails are to the west. It's also hard to find all the trails, so I find myself wandering around hoping to come across something.

Legacy highway noise, pollution from cars and other factors

TRAIN STOPPAGES. This is my number one complaint. There needs to be bridges at 2600 S and 1500 S train crossings.

No turnaround at train tracks. Trains stop traffic for over 25 minutes.

The trailer parking lot/storage area with outbuildings off 925 W. and 500 S.

Maverick truck parking, with trailers all registered in Idaho.

~1. Sure would love to have an overpass on 2600 South (over tracks). It's frustrating to be delayed, plus the volume of exhaust expended from idling cars must be significant. 2. The oil plants continue to be a concern.

Commercial traffic in and around the refineries.

Water

I'm always worried we will not have enough water for my garden. Population growth has been a huge concern for the water consumption and availability

Need better regulations around agriculture water use.

Great Salt Lake needs to be a high priority. Also the sinking homes in our city are 100% connected to our use of well water. We need to look into alternative methods for supplying our water. Our city is directly responsible for these sinking homes yet bears no responsibility for the issue.

Low ground water levels and lake levels threaten air, water and housing quality. Low ground water levels threaten greater subsidence risk and endanger aquifers. Low lake levels pose a grave threat to air quality already worsened by greater traffic along Legacy Highway.

More use of catching water than going down so many drains, some yes to the lake, but most to keep in our city for our needs

Lake drying up.

Greenspace/Plants/Openspace

Too much high density taking over single family home and farm land

Adding high density housing destroys our open spaces, the amazing rural feel so close to a major city and adds pollution, strain on our resources, traffic, etc. Stop adding high density housing.

Less vertical housing. People leave the real world and connections when there's no space outside of their own home. A place to cut the grass and wave at a neighbor etc... adjacent a neighbor

Yes, stop letting them develop land that was homes to wildlife to be torn apart for buildings that threaten our homes and go unoccupied

Growth and Development

The growth in population and housing. The cost of housing

The growth in the population and the busyness of our streets. The lack of parking at local parks.

Commercial buildings are being built too close to residential homes disrupting the quality of peace and relaxation you can have in your home.

Noise Pollution

The silver eagle refinery stinks every night. The trains on 1100 W honk their horns hourly and at length throughout the night. It echoes because of the large concrete buildings and legacy prep school and wakes me up several times a night.

The factories and train horns honking at night and The proposal to put in more train tracks

The noise pollution here has gotten really bad. Between the refineries, airport, and trains we feel like we live in an industrial area of a huge city and it's very distracting.

Action/Management

More climate action (solar panels/recycling/trees/etc)

Yes, republicans don't care about the environment.

Great Salt Lake

Work with the state to keep the Great Salt Lake healthy. Better air quality from the refineries.

The Great Salt Lake drying up is a big one. Would love to see more investment in and opportunities for getting rid of grass lawns and moving toward more water wise landscaping. Trees/shade along the Legacy Parkway trail would go a LONG way in making it a more utilized recreation trail.

Other - Local Environmental Quality Related

Sinking homes, pollution.

The refinery in West Bountiful.

The refinery

Refineries

Refineries

Refineries

The refineries

The Refineries

Oil refineries

Proximity to refineries, rail and pipelines.

Too many refineries.

The refineries don't help, but they're much better than they used to be.

We live in an area that is run by refineries. Which is part of why I bought where I did. I knew it. But we need to get rid of the warehouses and start growing grocery stores or something else that would bring back to our small community.

After the refinery explosion, I am concerned that this could happen again.

The city should consider evaluating the Farm Meadows Neighborhood, many homes are having to get foundation repair. The grant that is in place is slow and takes time for processing with an eligibility requirement that some are disqualified for (no point in applying) and others don't get chosen, while their homes are slowly sinking. This affects the wellbeing of many home owners in the area, City Council should consider having a reimbursement program for repairs on homes that have failing foundation due to allowing permitting on poor soil conditions back in the late 80s early 90s, knowing that as years pass the water table will slowly drain and eventually make the soil sink. Also the poor air quality that we have living next to the factories.

Refineries, destructive children, loud neighbors with no regard for anyone but themselves

Stop the refineries from using all our water and causing the sinking.

Not enough mosquito control

Need a constant spraying of mosquitos. I am allergic and there's too many when spraying isn't regularly done.

Failure to manage pests

We need to address the mosquito situation in legacy (we live near legacy hwy) and also the noise/pollution with them expanding legacy. We would not have moved here from our other home in woods cross if we would have known an expansion was happening. Also what is going on on 500 s? It's under construction. Again?????

Refineries, the lake, the freeway

Soil subsidence

Soil subsidence in the farm meadows community

Yes, the refineries and hazard waste

Refineries are always a concern, but they have been good at keeping us aware of their operations.

Other - Not Local Environmental Quality Related

Taxes to high

more security within neighborhoods

Too many "homeless" or other undesirable type people wandering off the Frontrunner train.

The Traks station area, too many homeless hanging around

High rent

Not a significant threat

No/Nothing/Unclear

Np

Its good

N/A

None

None

Don't think so.

No

No

No

No

No

Nope

Nope



Ryan Westergard
Mayor

Bryce K Haderlie
City Administrator

Public Works Department

Sam Christiansen
Public Works Director
1555 South 800 West Woods Cross, Utah 84087
Phone: 801-292-4421 Fax: 801-292-2225

Memorandum

DATE: August 12, 2026

TO: Mayor and City Council

FROM: Sam Christiansen, Public Works Director

SUBJECT: Discussion on Streetlight and Power pole Banner locations

Background

During the FY 27 Budget discussion at the July 7th Council meeting, Council asked for maps of the current banner locations and the banner locations for the approved banner purchase in the FY26 Budget. Staff had requested \$6,500 for additional banners and new locations. The Council had not approved funding for it at that time.

In Fiscal Year 2025–2026, the City Council authorized the purchase of additional decorative street banners to support the City’s streetscape and community identity efforts. The current, in-process, and proposed banner locations are shown on the attached maps and focus primarily on 800 West and 1500 South, where additional banners would improve continuity with existing displays and increase visibility along major corridors. The City has already purchased banners and mounting hardware for 13 Rocky Mountain Power-owned poles; however, installation is pending final authorization from Rocky Mountain Power (see the attached maps). Staff requests City Council direction on whether to proceed with installing additional banners at any proposed locations shown on the maps.

	Quantity	Man hours to change out banners	Current change-outs per year*
Current Banner Locations	10	2	8
Locations waiting on RMP permit	13	2.5	8
Possible future locations	43	8.5	8
Total	66	12.5	8

*Current Change-outs: Spring, Police Week, Memorial Day, Public Works Week, Patriotic, Summer, Fall, Christmas.

This discussion seeks the council's direction to add additional banners to eligible Rocky Mountain Power-owned poles on these streets, pending a final review of pole condition, spacing,



Ryan Westergard
Mayor

Bryce K Haderlie
City Administrator

Public Works Department

Sam Christiansen
Public Works Director

1555 South 800 West Woods Cross, Utah 84087
Phone: 801-292-4421 Fax: 801-292-2225

sightlines, utility conflicts, and maintenance access. The final number and specific locations will be determined by the approved FY27 budget line for banners and confirmed before installation.

I have coordinated with LaCee, and she would like additional banners for different times of the year. Each Banner is \$56 per location, based on the purchase prices paid in March of this year. See the examples attached to this memo. She is requesting:

- Winter Banners (currently we do not have any)
- Veterans Day Banners with possible hometown heroes spotlights
- School Banners (to put up around when school starts)
 - Woods Cross High School
 - Woods Cross Elementary School
 - Odyssey Elementary School
 - Legacy Preparatory Academy
 - Choice Learning
- Woods Cross High School Homecoming (Put up the week of Homecoming)
- Banners with the City Logo.

The costs, as of March of 2026, for new banners and locations are:

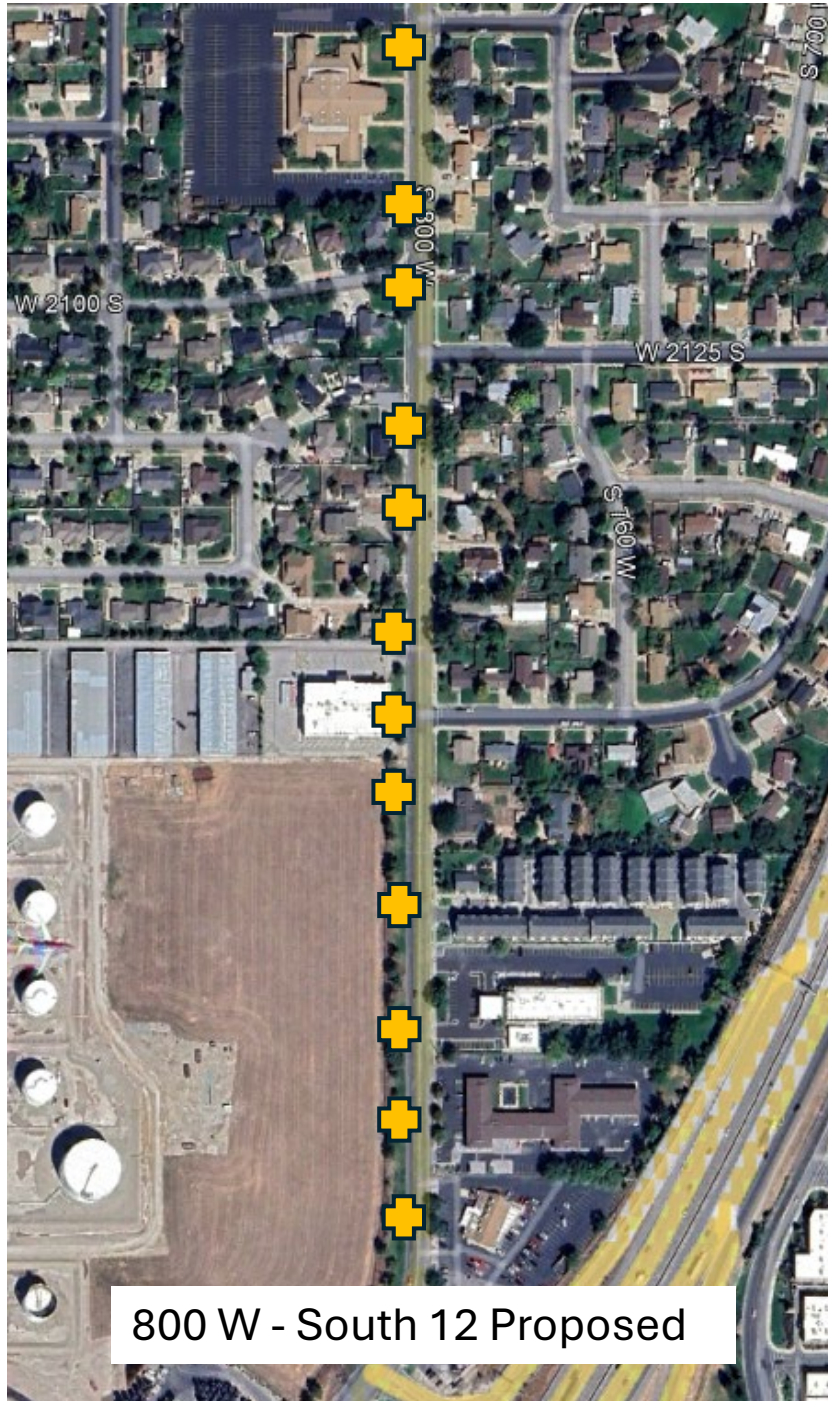
- Power pole mount kits (per Pole) \$84.00
- Banners (per banner when ordering 40+) \$56.00

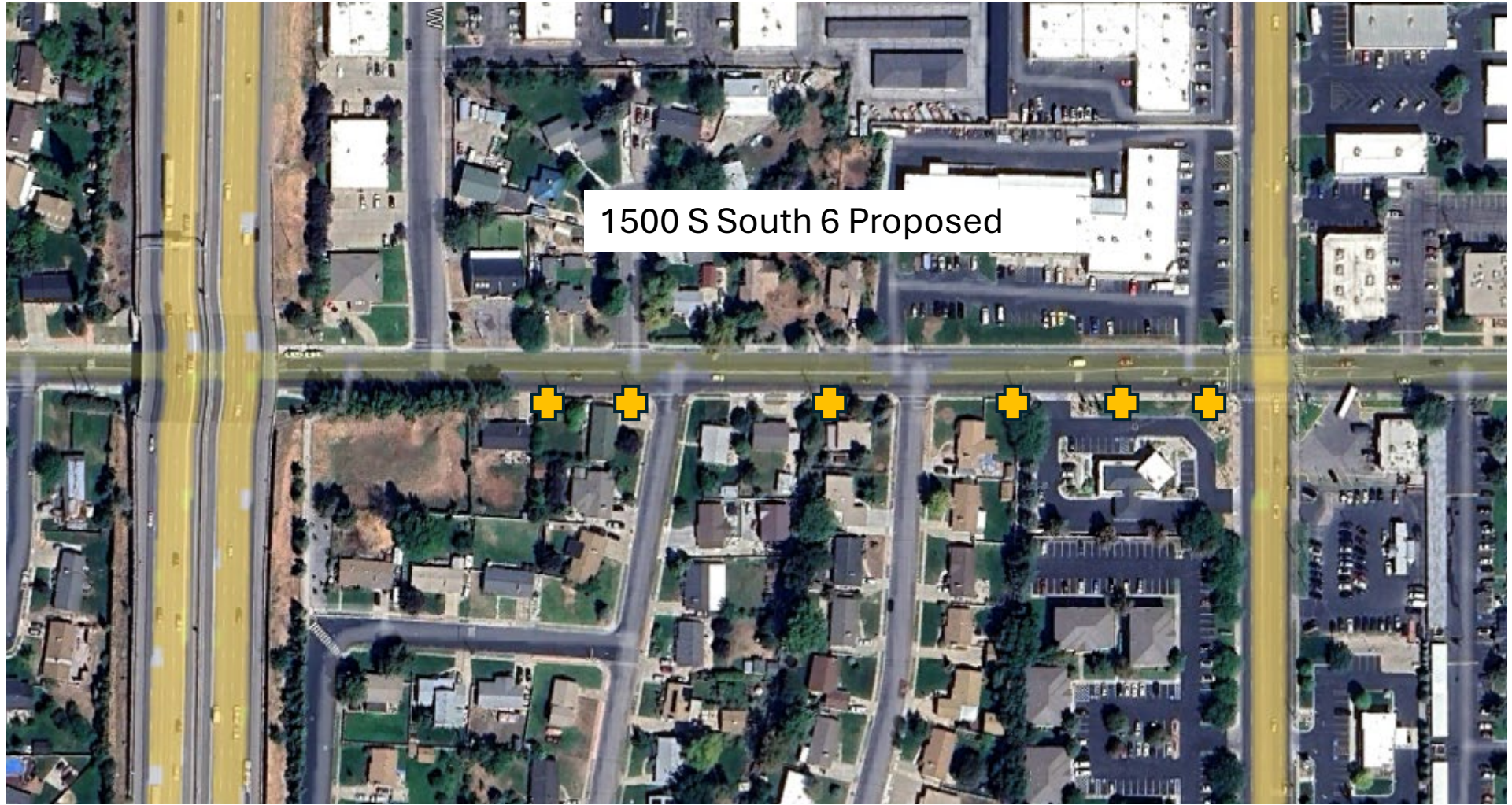
7/2026

10 Proposed

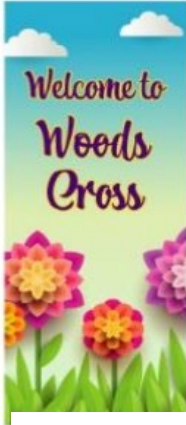
Banners

-  Existing
-  Waiting on RMP permit
-  Possible future





Some of our Current Banners
(not total inclusive of all banners)



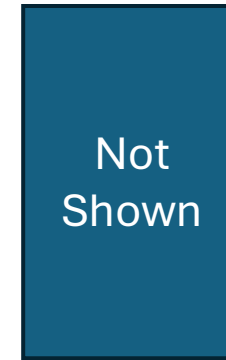
Spring



Memorial Day & July



Summer



Police
Week



Public
Works
Week



Summer

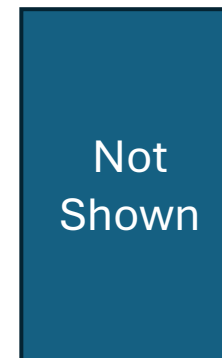


Fall



Christmas

Proposed New Banners Examples



City Logo

Memo

To: Woods Cross Mayor and City Council

From: Bryce K Haderlie, City Administrator

Date: August 14, 2026

Re: Speeding on 1100 West



You will see the attached email that the Council received from Mr. Mike Christensen and subsequent emails in response to the concerns.

Chief Bigelow will be prepared to review the historical enforcement action on 1100 W in the vicinity of the complaint and Sam Christiansen, Public Works Director, has relocated speed radar signs on 1100 W in the same vicinity to report on the average and top speeds since Wed. October 12th.

If the City Council is inclined, we can discuss the cost of additional speed radar signs and other possible efforts that can be made.

Re: Speeding On 1100 West

From Bryce Haderlie <bhaderlie@woodscross.gov>

Date Mon 2026-08-10 4:33 PM

To Mike Christensen <buy.chevy@yahoo.com>

Glad to hear you are seeing our officers. You are always welcome to participate in the city council meeting virtually through the Zoom link if you like.
I apologize for missing the Mr. before Christensen in my earlier email.

Take Care,

Bryce K Haderlie

City Administrator

bhaderlie@woodscross.gov

O-801.677.1009

C-801.597.5160

Please note that my email address has changed to a .gov

From: Mike Christensen <buy.chevy@yahoo.com>

Sent: Monday, August 10, 2026 2:07 PM

To: Bryce Haderlie <bhaderlie@woodscross.gov>

Subject: Re: Speeding On 1100 West

Thank you, I work out of town alot and can never make the meetings, I have tried in the past but my schedule always keeps me away. But thanks again for doing what you can. even today I saw a car doing at least 50 or 55 and I just stood there with my arms in the air as he past and flipped me off. sooo.... anyways, I have seen an increased presents of the police down her and I do appreciate that. Thanks again

Michael Christensen

On Monday, August 10, 2026 at 12:58:29 PM MDT, Bryce Haderlie <bhaderlie@woodscross.gov> wrote:

Dear Christensen,

Several of our City Council members forwarded staff your email below dated Aug. 3, 2026. Since that date, Chief Bigelow has increased patrols on 1100 West and Public Works Director, Sam Christiansen is moving speed radar signs from other areas of the city to 1100 West to collect speed data. Chief Bigelow encourages citizens to contact our non-emergency dispatch at (801) 298-6000 to report speeding or similar concerns. This ensures that it is logged in the dispatch system for accurate record keeping and follow up.

Council Member Julie Checketts shared that you are welcome to come discuss this topic with the city council at a regular meetings that are scheduled for the 1st and 3rd Tuesdays of each month, starting at 6:30 p.m.. She has also asked for this to be a topic on our Aug. 18th agenda. I am copying our City Recorder, Annette Hanson on this email so that you can work directly with her if there is any information that you want to forward to her to be included in the packet.

Sincerely,

Bryce K Haderlie

City Administrator

bhaderlie@woodscross.gov

O-801.677.1009

C-801.597.5160

Please note that my email address has changed to a .gov

From: Mike Christensen <buy.chevy@yahoo.com>

Sent: Tuesday, 28 July 2026 10:51:56

To: Julie Checketts <jchecketts@woodscross.gov>

Subject: speeding on 1100 west

Hello, I have Emailed you in the past about some concerns that we have down here on 1100 west (between 1500s and 500 south)

Ever since you had this road widened, the average speed on this road has risen about 20 mph. I truly believe that the average speed down here is 45 or 50 mph. When the posted speed is 30 mph.

I have E-mailed the city on several occasions and have heard nothing back, I am assuming you guys are too busy making plans to get your new building and cushy chairs to get back to the citizens down here. I have witnessed cars traveling down my street in excess of 60mph with No regard for the children playing in the area, I have seen police trucks speeding down the street with No lights or sirens, I have witnessed a school bus traveling at over 50 mph down this street (no children were in it) but still...

I have looked at the city's budget online on several occasions and I can see where there are plenty of places to find extra money for a speed limit sign. one that monitors your speed and shows your actual speed as you drive past. I know that when I drive past one of those, I try to hit the exact speed that it says....Maybe the police can have their cars washed a little bit less and put that money towards something that might save a Childs life.

In my area we have 2 families that have small children that play on or near the street, One family has a special needs child that plays on the street all the time, I have actually seen cars having to hit their brakes to slow down since he does not watch for cars to cross the road.

I know this Email will probably end up just like the rest that I send, and I will hear Nothing back. But I think it looks bad to be sending out propaganda like I got in the mail about how bad you need this new building and new cushy chairs and offices when we are only asking for a speed limit sign.

The day a child gets hit and hurt or even killed I will be the first one to make sure that everyone knows that this has been a problem that the city has turned their back on since the road widening.

There are several families that feel this way, I am only the spokesman.

Do the right thing for the safety of these kids down here. You seem to find money to do everything else you want.

Thanks Mike Christensen

1050 S 1100 W.

801-598-6425

Memo

To: Mayor and City Council
From: James Bigelow, Police Chief
Date: 08/13/2026
Re: Speed Enforcement on 1100 West



Purpose

The purpose of this memorandum is to outline the current targeted approach to speed enforcement on 1100 West.

1100 West serves an important transportation function within Woods Cross. The 2026 Transportation Master Plan identified 1100 West as a **minor collector with a posted speed limit of 30 mph** near 1970 South. The City's recently prepared Transportation Master Plan also identifies the southern portion (South of 1500 S) of 1100 West as a designated truck route, reflecting the roadway's role in carrying both local and commercial traffic.

Current Enforcement

The Woods Cross Police Department's traffic policy provides that traffic enforcement should be based on factors including collision locations, citizen complaints, traffic volume, traffic conditions, and other traffic-related needs. The policy specifically allows geographic and time-specific officer assignments, preventive patrols, and directed enforcement in response to identified traffic concerns.

The current approach includes:

- Traffic speed radar signs were moved to 1100 W on August 12 to measure vehicle speeds, traffic volumes, and provide driver feedback. Sam will share in the meeting data showing speed observations, actual vehicle speeds, and the times of day when speeding is most prevalent.
- Assigning officers for directed speed enforcement during those identified periods.
- Using visible enforcement.
- Tracking stops, warnings, citations, observed speeds, and enforcement hours so the effectiveness of the effort can be evaluated.
- Reviewing collision and complaint information to determine whether particular portions of 1100 West warrant additional attention.

Nature	Agency	Reported	Address
Acc Property	WXPd	21:05:25 03/09/15	1100 W 2600 S
Acc Property	WXPd	16:38:58 03/03/16	1100 W 1850 S
Acc Property	WXPd	17:10:54 08/17/18	1100 W 2600 S
Acc Property	WXPd	08:00:56 03/22/19	1100 W 2600 S
Acc Property	WXPd	16:39:28 02/13/20	1100 W 1500 S
Acc Property	WXPd	11:10:52 10/06/22	1100 W 2600 S
Acc Property	WXPd	13:07:20 10/25/23	1100 W 1500 S
ACC PI	WXPd	11:58:28 01/05/24	1100 W 1500 S
ACC PI	WXPd	16:47:25 02/17/24	1100 W 600 S
ACC PROPERTY	WXPd	15:35:18 04/21/24	1100 W 1500 S
ACC PROPERTY	WXPd	12:57:56 06/12/24	1100 W 1500 S
ACC PROPERTY	WXPd	11:41:16 07/16/24	1100 W 1500 S
ACC PROPERTY	WXPd	09:57:19 07/22/24	1100 W 500 S
ACC PI	WXPd	21:30:03 10/18/24	1100 W 2600 S
ACC PROPERTY	WXPd	09:56:24 12/04/24	1100 W 500 S
ACC PROPERTY	WXPd	17:53:47 01/10/25	1100 W 1500 S
ACC PI	WXPd	14:48:35 04/04/25	1100 W 500 S
ACC PROPERTY	WXPd	17:51:09 06/04/25	1100 W 1700 S
ACC HIT/RUN	WXPd	14:42:24 06/03/25	1100 W 2600 S
ACC PROPERTY	WXPd	13:00:49 09/08/25	1100 W 1500 S
ACC PI	WXPd	19:12:00 10/06/25	1100 W 500 S
ACC PI	WXPd	07:21:15 10/09/25	1100 W 500 S
ACC HIT/RUN	WXPd	15:28:27 12/09/25	1100 W 500 S
ACC PROPERTY	WXPd	20:07:56 05/29/26	1100 W 500 S
ACC PI	WXPd	11:02:17 06/23/26	1100 W 2600 S
ACC PI	WXPd	19:15:48 06/25/26	1100 W 500 S
SPEEDING	WXPd	11/08/23	1100 WEST WOODS CROSS, UT 84087
SPEEDING	WXPd	11/09/23	1100 W 1400 N WEST BOUNTIFUL, UT 84087
SPEEDING	WXPd	12/27/23	1100 W 2600 S NORTH SALT LAKE, UT 84054
SPEEDING & more	WXPd	02/01/24	1100 W 1500 S WOODS CROSS, UT 84087
SPEEDING	WXPd	03/24/24	1100 W 1500 S WOODS CROSS, UT 84087
SPEEDING	WXPd	04/02/24	1100 W 1500 S WOODS CROSS, UT 84087
SPEEDING	WXPd	04/12/24	1100 W 1500 S WOODS CROSS, UT 84087
SPEEDING & more	WXPd	04/12/24	1100 W 1500 S WOODS CROSS, UT 84087
SPEEDING	WXPd	05/08/24	1100 W 1700 S WOODS CROSS, UT 84087
SPEEDING	WXPd	05/10/24	1100 W 500 S WEST BOUNTIFUL, UT 84087
SPEEDING & more	WXPd	11/10/24	1100 W 1300 S WOODS CROSS, UT 84087
SPEEDING	WXPd	01/16/25	1100 W 1500 S WOODS CROSS, UT 84087
SPEEDING	WXPd	03/17/25	1100 W 1500 S WOODS CROSS, UT 84087
SPEEDING	WXPd	11/15/25	1100 W 1500 S WOODS CROSS, UT 84087
SPEEDING	WXPd	11/25/25	1100 W 1500 S WOODS CROSS, UT 84087
SPEEDING	WXPd	11/25/25	1100 W 1500 S WOODS CROSS, UT 84087

Type text here

SPEEDING	WXP	12/13/25	1100 W 500 S WEST BOUNTIFUL, UT 84087
SPEEDING	WXP	12/13/25	1100 W 2600 S NORTH SALT LAKE, UT 84054
SPEEDING	WXP	06/27/26	1100 W 2600 S NORTH SALT LAKE, UT 84054
SPEEDING	WXP	07/10/26	1100 W 500 S WEST BOUNTIFUL, UT 84087
SPEEDING	WXP	08/03/26	1100 W 1500 S WOODS CROSS, UT 84087
SPEEDING	WXP	08/07/26	1100 W 500 S WEST BOUNTIFUL, UT 84087
SPEEDING & more	WXP	08/08/26	1100 W 1500 S WOODS CROSS, UT 84087
SPEEDING	WXP	08/12/26	1100 W 1500 S WOODS CROSS, UT 84087
SPEEDING & more	WXP	08/12/26	1100 W 1700 S WOODS CROSS, UT 84087

Memo

To: Woods Cross Mayor and City Council

From: Bryce K Haderlie, City Administrator

Date: Aug. 13, 2026

Re: Ash Trees on 1500 S



You will see in the memo from our Parks Manager, Tara Kinser along with the Tree Risk Assessment conducted by Josh Estheimer that our ash trees on 1500 South are dying. While it is heartbreaking to learn this about our beloved ash trees, it provides an opportunity to do some good with them and preserve a piece of history for our citizens.

During this discussion we would like the city council's directions on the following:

1. Do you support the recommendation to remove trees 3-8 (see memo) due to the damage that they have suffered?
2. Do you support Tara taking the opportunity to fell trees 5 & 6 as part of a chainsaw training class in October 2026 to benefit those learning and reduce some of the cost for tree removal?
3. Depending on the condition of trees 5 & 6, do you have any objections to scheduling the removal of the remaining trees (3,4,7,8) if it is determined to be more cost effective now, rather than waiting until construction begins?
4. Unless you have any objections, staff will proceed with the pruning and treatment of trees 1 & 2 as soon as possible and in accordance with best practices.
5. Do you have a preference of the community events and ways to repurpose the wood described in the attached Farewell To Our Park Trees document that you would like staff to focus on. This includes scheduling community events before the trees are felled.
6. Do you support distributing the attached letter to the public and media to explain the circumstances surrounding this decision?

EXECUTIVE SUMMARY – 1500 S. Ash Trees

Date: August 12, 2026

Prepared By: Tara Kinser

Purpose

This document is to inform Council of the condition of the eight Ash trees lining 1500 S., relate the findings of the several arborists who have studied, pruned, and inspected the trees, and recommend potential courses of action.

Key Findings

- The trees have heavy, overextended branches on their south-facing sides and severe “sucker” growth on the north due to extensive pruning by Rocky Mountain Power.
- The trees have had many branch failures in the past.
- The trees have some amount of dieback and deadwood in their canopies.
- The trees suffer from borer infestation.

Mitigation Options Available

- Extensive reduction pruning of overextended & borer damaged limbs
- Remove dead and dying branches
- Treat for borers

Risks and Considerations

- Large branch removal will create wounds where the branch is cut from the tree. These old trees will have difficulty closing the wounds, making decay or further infestation likely.
- Industry standards discourage removing more than 25% – 30% of a tree’s living branches in a growing season so the tree can recover well. The amount of pruning the trees need will exceed this percentage and possibly weaken the trees.
- Treating the trees will decrease the current borer population but will not reverse the damage that has been done.
- New City Hall construction will put the trees at further risk for stress and root damage.
- Removal of tree 8 will require specialized equipment to reduce risk for cabin damage.
- Borer treatment costs are not part of the parks department’s current budget.

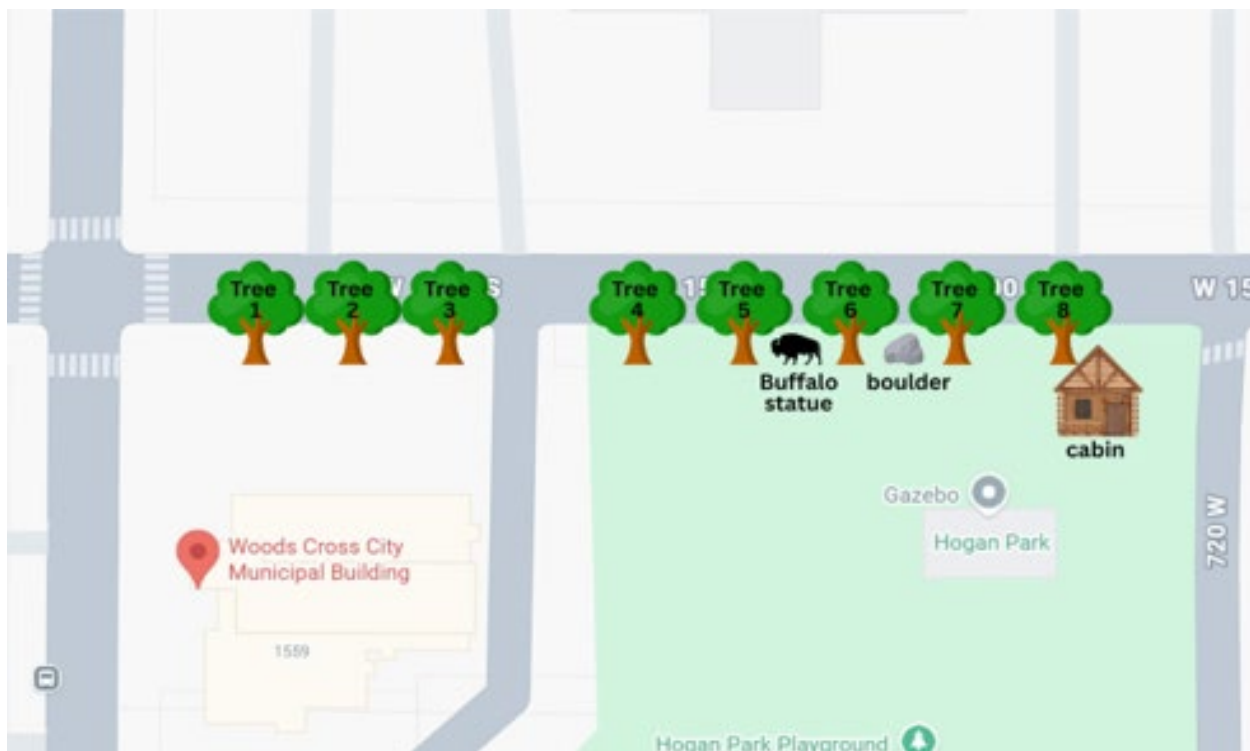
Recommendations

- Begin a targeted educational campaign to help the residents understand the urgency.
- Hire a licensed arborist to remove the worst of the overextended, borer damaged limbs as soon as possible on all trees.
- Consider pruning and treating trees 1 and 2 as soon as possible to increase the likelihood of survival for a few more years. There will still be risk of failure.
- Allow the Utah Community Forest Council to remove trees 5 and 6 as part of their October 2026 chainsaw training class. Gather more information/evidence from the downed trees.
- Remove trees 3, 4, 7, and 8 and hire out the preservation of the trunk wood for future use.
- Treat the four Ash trees on the south end of Hogan Park for bores as well.

Conclusion

The evidence we have gathered so far indicates that the trees are highly compromised. I am somewhat comfortable keeping trees 1 and 2 with a pruning and borer treatment plan in place, less so with tree 3 as it has more borer damage. Removing trees 3- 8 and designing a landscape with the right trees for the location, as well as treating the south-side Ash trees, is my recommendation.

Mitigation Option	Frequency	Price Estimate
Prune	Yearly	\$1000
Treat for Borers - Injections	Every 2 Years	\$700
Treat for Borers – Bark Spray	Yearly	\$200
Removal + Stump grinding	One Time	\$3,000



FAREWELL TO OUR PARK TREES

Community celebration ideas and meaningful ways to reuse the wood in the new City Hall

A simple goal: help residents say goodbye, preserve community memories, and carry the trees' story into the next generation of public spaces.

Community Event Ideas

Keep the event easy, welcoming, and centered on shared memories. A two-hour open-house format would work well and would not require a complicated program.

1. Tree Blessing and Story Time

Invite longtime residents to share brief memories of ball games, family picnics, Easter egg hunts, wedding photographs, neighborhood gatherings, and childhood adventures. Record selected stories for the city archive or social media.

2. Sign the Trees

Wrap butcher paper around trunks or hang large wooden tags. Residents can write favorite memories, thank-you messages, or children's drawings. Photograph the messages before the trees are removed.

3. Memory Photo Booth

Set up a simple sign beneath the trees that reads, "Thank you for 65 years of shade, memories, and community." Families can take one last photograph together.

4. Ribbon Tying

Provide biodegradable ribbons that residents may tie to branches in honor of loved ones, special memories, military service, birthdays, or generations of children who played in the park.

5. Ice Cream, Popsicles, or Food Trucks

Offer a simple treat so the gathering feels warm and celebratory rather than somber. Popsicles or an ice cream cart are inexpensive and especially family-friendly.

6. Seedling Giveaway

Partner with a nursery, tree board, or forestry organization to give away small trees. Add a tag that says, "The next generation begins with you."

7. Live Chainsaw-Carving Demonstration

Invite a local artist to carve a city symbol, animal, memorial piece, or children's bench from one of the trunks. The demonstration can become a focal point for the event.

8. Simple Live Music

Use an acoustic musician, school ensemble, or community group to create a relaxed atmosphere without turning the event into a large production.

Easy Two-Hour Event Flow

Time

Activity

Time	Activity
0:00–0:20	Open house begins; photos, tree signing, ribbons, treats, and music.
0:20–0:35	Brief welcome and explanation of why the trees must be removed.
0:35–1:05	Resident memories and recognition of the trees' history.
1:05–1:45	Chainsaw carving or wood-milling demonstration; seedling giveaway continues.
1:45–2:00	Closing thank-you and final community photograph.

Ways to Repurpose the Wood

Using the wood in the new City Hall would give residents a visible, lasting connection between the old park and the city's future. The best pieces should be selected after an arborist, sawyer, or wood specialist evaluates the condition of each log.

1. City Council Dais

Mill suitable lumber into slabs and use it for the council desks. This would make the community's history part of every public meeting.

2. Reception Desk

Create a live-edge or paneled reception desk with a small plaque explaining that the wood came from the original park trees.

3. Conference Tables

Build one or more large tables from the most attractive slabs. Every meeting would literally take place around a piece of the city's history.

4. Public Benches

Place benches in City Hall, the community center, or the renovated park. Add a discreet engraved or bronze plaque identifying the source of the wood.

5. Growth-Ring Feature Wall

Display trunk cross-sections and mark selected growth rings with milestones from the city's history. This could become an educational and highly visual public feature.

6. Mayor's or Council Gavel

Turn a ceremonial gavel from a sound piece of wood for council meetings, dedications, and special events.

7. Council and Volunteer Gifts

Use smaller pieces for ornaments, paperweights, pens, coasters, or keepsakes for retiring employees, volunteers, and community leaders.

8. Community Art Piece

Commission an artist to create a "Community Tree," city seal, sculptural wall, or other installation using pieces contributed from several trees.

9. Children's Reading Nook

Create a reading bench, small table, or tree-slice stools for a family waiting area or community room.

10. Park and Trail Benches

Return part of the wood to the park as benches, giving the trees a second life in the place where they stood.

11. Wall Clock

Make a large clock from a trunk section for the lobby, community room, or council chambers.

12. Annual Holiday Ornament

Turn branches into a limited number of ornaments for residents, donors, volunteers, or an annual city fundraiser.

13. Time-Capsule Display

Use a substantial trunk section or slab to frame a time capsule, historic photographs, or artifacts from the old City Hall and park.

14. City Seal Backdrop

Use wood paneling behind the city seal in council chambers, creating a permanent and recognizable backdrop for meetings and public ceremonies.

Recommended Legacy Theme: “Roots of Our Community”

At the farewell event: residents sign the trees, families take photographs, children receive seedlings, and the city collects stories.

After removal: usable logs are milled, dried, and incorporated into the new City Hall and park.

In the new building: plaques and photographs explain where each piece came from and preserve the story for future generations.

“These pieces were crafted from the trees that shaded generations of our community.”

Practical Steps Before Promising Specific Wood Uses

- Have an arborist and sawyer identify which trunks and sections are structurally usable.
- Confirm whether insect damage, decay, metal, or embedded objects limit milling options.
- Arrange careful removal so valuable trunk sections are not cut too short.
- Plan for milling, kiln drying or air drying, storage, transportation, and fabrication time.
- Save smaller branches separately for ornaments, pens, plaques, or keepsakes.
- Document each tree with photographs and, when possible, track which finished pieces came from it.

Honoring the Ash Trees In Hogan Park

Dear Woods Cross Residents,

August 14, 2026

The mature ash trees along 1500 South have been part of Woods Cross for decades, shading our park, framing family photos, and standing alongside community gatherings. For many residents, they are more than landscaping - they are part of our shared history.

Unfortunately, recent branch failure and a professional arborist assessment found significant borer damage in the eight ash trees along 1500 South. Because treatment cannot repair damage already done, the assessment recommends removing six of the eight trees. The two trees closest to the flag poles will be pruned and treated, though they will continue to carry some risk.

We know this is difficult news, and we do not want these trees simply to disappear. As we prepare for construction of a new City Hall, the City is exploring ways to honor their history, including a community farewell gathering before removal begins, potentially as early as October. We will notify the public when details are finalized.

We are also exploring ways to give the trees a second life. Where the wood is sound enough, portions may be preserved for use in the new City Hall as part of a “Roots of Our Community” effort - keeping pieces of these trees, and the stories connected to them, with our community for years to come.

We will plant again and carefully select trees suited for the future City Hall landscape. Before beginning that new chapter, we want to properly honor the one that came before it.

With gratitude,

Woods Cross City



Figures 1 & 2: Borer damage discovered in ash trees on 1500 S in Hogan Park





Two hand-turned wooden bowls are displayed on a light-colored wooden surface. The bowl on the left is taller and wider, featuring a prominent dark knot on its side. The bowl on the right is shorter and more rounded, also showing natural wood grain and a small knot. Both bowls have a smooth, polished interior and a slightly irregular, organic shape. The background shows a window with a view of a building exterior.

**Bowls Turned by Mike Hogan From A Branch of an Ash Tree
In Hogan Park**

Tree Risk Assessment

A Row of Ash Trees
1555 S 800 W, Woods Cross, Utah

Prepared for:

Tara Kinser, Parks Manager
Public Works Department
City of Woods Cross
Woods Cross, Utah

Prepared by:

Josh Estheimer

ISA Certified Arborist #UT-4502AF, TRAQ Qualified
801-403-8567 | estheimerj@yahoo.com

July 27, 2026

TABLE OF CONTENTS

SUMMARY	3
INTRODUCTION	5
Background	5
Assignment	5
Limits of the assignment	5
Purpose and use	5
OBSERVATIONS	7
Site description	7
Tree descriptions, Trees 1 to 8	7
RISK ASSESSMENT	11
Assessment framework	11
Assessment of risk, Trees 1 to 8	12
DISCUSSION	17
CONCLUSION	18
MITIGATION OPTIONS	20
ATTACHMENTS	22
Glossary	22
Bibliography	23
Appendix A Site plan	24
Appendix B Photographs	25
Appendix C Risk assessment matrices	31
Appendix D Assumptions and limiting conditions	32
Appendix E Certification of performance	33

Page numbers refer to this issue of the report.

SUMMARY

Between July 23 and July 27, 2026, I inspected a row of eight ash (*Fraxinus*) trees at 1555 S 800 W, Woods Cross, Utah, at the request of Tara Kinser, Parks Manager, Public Works Department, City of Woods Cross. The purpose was to evaluate the health and structure of each tree and to perform a Level 2 basic tree risk assessment from the ground, in support of the City's decision regarding a proposed new City Hall on the site.

Six of the eight trees carry an overall risk rating of Low over the three year time frame. Two are rated Moderate. Tree 6 is Moderate because of a single dead branch overhanging the buffalo statue, and returns to Low once that dead wood is removed. Tree 8 is Moderate because of three lines that all involve the historic 1857 cabin standing close beside it. The trees share a common condition profile: overextended limbs left by past lion tailing, borer activity, weakly attached sucker growth, codominant stems, and dead wood.

Three trees warrant particular attention. Tree 3 carries the heaviest foot and vehicle traffic on the site and sits in a limited soil volume with evidence of a possible root cut. Tree 7 is the only tree in Poor condition, is recorded as in decline, carries roughly 30 percent dead wood, and has failed ten times previously. Tree 8, although in Good condition, shows visible evidence of large diameter root cutting approximately two feet from the footing of the historic 1857 cabin.

In the mitigation options section I set out the treatments available to reduce risk on each tree, together with the residual risk each would leave. These include reduction pruning of overextended limbs, removal of dead wood, borer treatment, utility and flag pole clearance, measures to reduce pedestrian presence beneath the crowns, and, on Trees 3, 7 and 8, removal.

The role of this report. This report informs; it does not decide. It states what was observed, rates the risk each tree presents using a recognized method, and sets out the mitigation options available with the residual risk of each. It does not declare any tree safe or unsafe, and it does not tell the City which trees to retain or remove. There is no industry standard that fixes a threshold for action. Only the City can determine how much residual risk is acceptable on its own property.

What the TRAQ method is, and who decides. The Tree Risk Assessment Qualification is a framework that lets a qualified arborist communicate what years of experience have taught them, in a format that is straightforward to understand. It allows the assessor to weigh the risk a particular tree poses against the potential for damage to people or property. It is then the job of the property owner to take that information and determine the acceptable level of risk for their particular property. That is why this report presents findings and options rather than instructions.

Tree	Risk rating	Condition observed	Mitigation options available
1	Low	Overextended limbs that have been lion tailed, full wind exposure at the west end of the row, borer activity, about 10 percent dead wood, 3 codominant stems, often saturated soil, reasonable response growth to past pruning cuts.	Reduction pruning of overextended limbs; remove dead wood; treat for borers; flag pole clearance; measures to reduce pedestrian presence beneath the crown.
2	Low	Overextended limbs, borer activity, slime flux with associated sapwood and heartwood decay, sharp branch angles, 5 past branch failures, 2 codominant stems. About 40 ft from the existing municipal hall.	Reduction pruning of overextended limbs; remove dead wood; ongoing observation of the decay associated with the slime flux.
3	Low	Borer exit holes with activity at the base of the central lead, overextended limbs, about 1/3 tip dieback on the central lead, limited soil volume, evidence of a possible root cut for the sidewalk, 4 codominant stems. Heaviest foot and vehicle traffic on the site.	Remove the central lead carrying borer activity; reduction pruning; treat for borers; utility line clearance; removal.

Tree	Risk rating	Condition observed	Mitigation options available
4	Low	Overextended limbs above the parking lot, about 15 percent dead wood, more tip dieback than Trees 1 to 3 but otherwise healthy, 17 water sprouts, 3 codominant stems, healthy trunk taper.	Remove dead limbs above the parking lot; reduction pruning; rebalance the crown; treat for borers.
5	Low	Heavy borer exit holes, about 15 percent dead wood, overextended limbs, an 8 in past failure, large old pruning wounds, crown dieback, poor taper, minor root plate lift lifting the sidewalk.	Remove dead limbs; reduction pruning; treat for borers; monitor the sidewalk lift.
6	Moderate	A dead branch overhanging the buffalo statue, rated Probable to fail. A prior failure, overextended limbs, considerable wind exposure, about 20 percent dead wood (heaviest on the site), one broken hanging limb, past lion tailing, 17 suckers from utility clearance, 3 codominant stems.	Remove the dead wood, which returns the Moderate line to Low; reduction pruning of overextended limbs; treat for borers; maintain the utility sucker pruning cycle.
7	Low	Poor condition, recorded as in decline. About 30 percent dead wood, 10 previous branch failures, 3 broken hanging limbs, about 1/3 tip dieback, much of the current green growth is sucker growth, 5 codominant stems, sparse crown, slime flux with decay.	Remove dead branches and hangers; crown reduction to rebalance; removal.
8	Moderate	Good condition, but rated Moderate overall. Visible evidence of large diameter root cutting, 2 ft from the cabin footing and 4 ft from the sidewalk. About 10 percent dead wood, overextended limbs above the 1857 cabin, 9 previous failures, one borer exit hole visible, minor root plate lift, root collar not visible beneath landscape fabric. Protected from wind.	Reduce weight on the cabin side by crown reduction; prune for dead wood; monitor the tree and sidewalk; removal.

This summary condenses the findings and options only. It is not the assessment. The observations, the ratings behind them, and the conditions under which this report ceases to be valid are set out in the sections and appendices that follow, all of which form part of this report.

INTRODUCTION

Background

The City of Woods Cross is considering the construction of a new City Hall at 1555 S 800 W. A row of mature ash trees stands along the north edge of the property, between the sidewalk and the existing municipal hall, parking lot and open lawn.

Tara Kinser, Parks Manager in the City's Public Works Department, requested a tree risk assessment of that row so that information on the condition and risk of each tree would be available to accompany the City's planning. I attended the site and carried out the assessment on the dates given below.

The trees are broadly similar in size and species, and share a history of utility line clearance pruning and other past pruning work. Several show conditions common to mature ash in this region, including borer activity.

Assignment

Ms. Kinser requested the following:

- Evaluate the health and structural condition of each tree in the row on the basis of a Level 2 basic visual assessment from the ground.
- Perform a qualitative tree risk assessment on each tree in accordance with industry standards and the ISA Tree Risk Assessment Qualification methodology.
- Record the observations, methodology, evaluations, and available mitigation options in a written report.

Limits of the assignment

My evaluation consisted of a visual inspection from the ground, carried out on the dates given below, focused on observable conditions. No aerial inspection, climbing, decay detection instrumentation, root excavation, or laboratory identification was performed. Accordingly:

- Internal decay, hollowing, and loss of wood strength could not be measured. Several trees show sapwood and heartwood decay associated with slime flux and old pruning wounds.
- The extent of borer activity was not evaluated, and no hazard rating has been assigned to borer activity in this assessment. The insect species was not confirmed.
- Root systems below ground were not inspected. On Tree 8 the root collar was buried beneath landscape fabric and footing material and could not be examined at all.
- Defects in the upper crown may not be fully visible from ground level.

A Level 3 advanced assessment falls outside the agreed scope of work, which was Level 2 only.

Data status. The Level 2 data for Trees 1 and 8 is recorded as preliminary, and an advanced assessment is recommended, for the following reasons:

- Tree 1: the area of sunken, darkened and broken bark on the stem at the codominant union may be a cluster of borer activity. Its nature and extent cannot be determined from ground level.
- Tree 8: the large old pruning cut on the stem may conceal a cavity, and the root collar is buried beneath landscape fabric and footing material and could not be examined at all.

For the remaining trees the Level 2 data is recorded as final and no advanced assessment is recommended.

A working aerial inspection, and an assessment of the extent of borer activity and any internal decay, can be completed at the time of pruning by the City's contractor of choice. Where an advanced assessment is recommended above, that inspection is the means by which it would be carried out.

Tree risk assessments reflect the conditions observed at the time of inspection. Tree and site conditions change, and change can occur rapidly. Failures can also occur on trees with no apparent defects, particularly during storm events.

The qualitative approach used in this report involves the judgment of the assessor, which is inherently subjective and rests on individual experience and knowledge. TRAQ training reduces, but does not eliminate, variation between assessors.

Purpose and use

This report presents my evaluation of the condition of each tree in the row and an assessment of the associated risk, together with the mitigation options available to address the conditions observed. It makes no recommendation as to which trees should be retained or removed.

This report is the property of the City of Woods Cross and is intended to be used solely by the City at its discretion. It should be read in full, together with the appendices, which form part of it.

Client	City of Woods Cross, Public Works Department
Requested by	Tara Kinser, Parks Manager
Site	1555 S 800 W, Woods Cross, Utah
Assessor	Josh Estheimer. ISA Certified Arborist #UT-4502AF, first certified 2012. ISA Tree Risk Assessment Qualification (TRAQ) earned April 2026. In arboriculture since 2009.
Inspection dates	Trees 1 and 2: July 23, 2026. Trees 3 to 6: July 24, 2026. Trees 7 and 8: July 27, 2026.
Assessment level	Level 2 basic visual assessment from the ground. Data recorded as final for all trees except Trees 1 and 8, where it is preliminary and an advanced assessment is recommended.
Methodology	ISA Basic Tree Risk Assessment (TRAQ), 2025 form and matrices
Referenced time frame	3 years
Reassessment interval	3 years, as set by the City
Tools	Diameter tape, camera, reference materials
Report status	Final. Issued July 28, 2026. Covers Trees 1 to 8, the full row as assessed.

OBSERVATIONS

Site description

The assessed trees form a single row running east to west along the north edge of the property, set between a sidewalk on the north side and the open interior of the site to the south. Overhead power lines, a power pole, a light pole and a utility junction box are present along the north side of the row.

The western part of the row, Trees 1 to 3, stands beside the existing Woods Cross City Municipal Building and its parking lot. The eastern part, Trees 4 to 8, stands along the north edge of Hogan Park. To the south of the row are a patio with a bench, open lawn, a parking lot, a bike path, a flag pole, a boulder, a buffalo statue, and, further into the park, a gazebo and a playground. At the east end of the row stands a relic cabin dated 1857. Tree 1 is the westernmost tree; Trees 2 through 8 continue eastward, with Trees 7 and 8 adjacent to the cabin. A site plan showing the position of each tree is at Appendix A.

Site conditions relevant to the assessment:

- The sidewalk adjacent to Tree 1 is old, indicating that the tree has had time to adapt to any root disturbance associated with its installation. The patio likewise appears to be some years old.
- Soil at Tree 1 was recorded as often saturated. Soil at Tree 7 was recorded as more wet than saturated.
- Near Tree 3 the concrete is considerably newer and a light fixture has been installed, indicating more recent disturbance. Fill soil of approximately 2 in was noted on the north side, and a cut root approximately 4 ft from the trunk is possible. Soil volume at this tree is limited, with pavement and compaction present.
- At Tree 5, minor root plate lift on the north side is lifting the sidewalk.
- At Tree 8, there is clearly visible evidence of large diameter root cutting, approximately 2 ft from the trunk at the cabin footing and approximately 4 ft at the sidewalk. The cutting is plainly apparent at ground level and is not a matter of inference. The root collar is buried beneath landscape fabric and footing material and is not visible.
- The relic cabin dated 1857 stands at the east end of the row, adjacent to Trees 7 and 8. The City has confirmed that this structure is of considerable importance to it. It is treated in this report as a high value target, and the consequence ratings applied to it reflect that.
- I saw no evidence of current construction activity, grading, or trenching elsewhere on the site at the time of inspection.
- The gazebo and the playground within Hogan Park lie well to the south and east of the tree row, outside the distance any part of these trees could reach. They are not targets for the purposes of this assessment, but they are the features that draw people into the park, and they are relevant to any future change in how often people pass beneath the row.

Occupancy. Occupancy beneath and around the trees was observed to be rare to occasional. During the inspection of Trees 1 and 2, a single cyclist passed beneath the trees over the entire assessment. That inspection was carried out after working hours, on a sunny day, on a state holiday, conditions which would be expected to produce among the highest levels of park use in the year. Occupancy is the single most influential input into the risk ratings in this report, and this observation is the basis for the occupancy rates applied.

Tree descriptions

All eight trees are ash (Fraxinus). Conditions common to the row are described first, followed by the individual description of each tree.

A note on the heights given below. Tree heights are approximations. They were estimated in the field by visual comparison against the standard height of a utility pole in Utah, taken as 37.5 ft, using the poles present along the north side of the row as the reference. No hypsometer or other measuring instrument was used for height. Height is not an input

to any risk rating in this report. The figures that bear on the ratings, part size and fall distance, were recorded separately for each failure scenario, and trunk diameters were measured directly with a diameter tape.

Conditions common to the row:

- Overextended limbs resulting from past pruning that can be described as lion tailing, in which interior laterals are removed while the full length of the limb is retained.
- Borer activity, present in most trees in varying degrees, ranging from a single visible exit hole on Tree 8 to heavy exit holes on Tree 5.
- Weakly attached sucker growth and water sprouts, in several cases arising from utility line clearance pruning.
- Codominant stems and multiple attachment points, ranging from 2 stems on Tree 2 to 5 stems on Tree 7.
- Dead wood in the crown, ranging from about 10 percent to about 30 percent.
- Slime flux, present on several trees. Slime flux is unsightly but is not in itself a hazardous condition. It is recorded because it marks locations where decay may be developing.

Tree 1. Ash, 31 in DBH, 42 ft tall.

- Condition Good. Foliage approximately 99 percent normal, 1 percent necrotic. Live crown ratio approximately 90 percent. Crown density average, medium relative to the trunk, unbalanced, with excessive end weight.
- Full wind exposure. This is the westernmost tree in the row and receives the full wind load.
- Branches: approximately 10 percent dead wood, largest dead part approximately 4 in. Overextended limbs. Approximately 12 weak attachments, principally sucker growth. Two old branch failure stubs. Response growth is present on a number of past cuts, indicating the tree is reacting positively to those wounds.
- Past pruning cuts are poor in both angle and diameter, exposing heartwood. Lion tailing and dieback are present at the top.
- Trunk: 3 codominant stems. Lean approximately 2 degrees. Slime flux present. No decay, cavity or conks observed. Trunk taper is good on 3 sides, with limited root flare on the north side.
- Roots and soil: soil often saturated. One small stem girdling root and one mushroom at the base. No recent root cutting; root plate not lifted. Potential root rot associated with excess moisture, and possible historic construction damage on the north side. Neither was evaluated at Level 2.
- Flag pole clearance is required.

Tree 2. Ash, 32 in DBH, 42 ft tall.

- Condition Good. Foliage approximately 99 percent normal, 1 percent necrotic. Live crown ratio approximately 95 percent. Crown medium relative to the trunk, unbalanced, with excessive end weight. Partial wind exposure.
- Branches: overextended limbs, sharp branch angles, sapwood and heartwood decay, 5 previous branch failures, weak attachments from sucker growth.
- Trunk: 2 codominant stems. Lean approximately 3 degrees, recorded as corrected. Slime flux present.
- Roots and soil: no significant root concerns recorded.
- This tree stands approximately 40 ft from the existing municipal hall building.

Tree 3. Ash, 26.5 in DBH, 45 ft tall.

- Condition Fair. Foliage approximately 99 percent normal, 1 percent necrotic. Live crown ratio approximately 90 percent. Crown medium relative to the trunk, unbalanced, excessive end weight. Partial wind exposure. Thinned and raised by past pruning.

- Branches: approximately 10 percent dead wood, largest dead part approximately 6 in. One broken or hanging limb approximately 2 in. Overextended limbs. Approximately 10 weak attachments, principally water sprouts. One previous branch failure.
- Borer exit holes are present, with activity concentrated at the base of the central lead. Tip dieback is present on the central lead.
- Trunk: 4 codominant stems. Lean approximately 3 degrees, recorded as corrected. Slime flux present. No decay, cavity or conks observed.
- Roots and soil: limited soil volume with pavement and compaction. Fill soil possible, approximately 2 in on the north side. Cut root possible approximately 4 ft from the trunk. South side wet, north side dry. Considerably newer concrete and a recently installed light fixture indicate recent disturbance.
- Utility line clearance pruning is required.
- This tree carries the heaviest observed pedestrian and vehicle traffic in the row.

Tree 4. Ash, 27.75 in DBH, 45 ft tall.

- Condition Fair, and generally a healthy tree. Foliage approximately 99 percent normal, 1 percent necrotic. Live crown ratio approximately 85 percent. Crown medium relative to the trunk, unbalanced, excessive end weight. Partial wind exposure. Thinned and lion tailed by past pruning.
- Branches: approximately 15 percent dead wood, largest dead part approximately 5 in. Overextended limbs above the parking lot. Approximately 17 weak attachments from water sprouts. One small diameter previous branch failure. Response growth weak.
- More tip dieback is present on this tree than on Trees 1 to 3. Sucker growth has regrown.
- Trunk: 3 codominant stems with multiple attachment. No lean. Healthy trunk taper. No decay, cavity or conks observed.
- Roots and soil: no stem girdling, no fill soil, no recent root cutting, root plate not lifted.

Tree 5. Ash, 31 in DBH, 45 ft tall.

- Condition Fair. Foliage approximately 99 percent normal, 1 percent necrotic. Live crown ratio approximately 85 percent. Crown medium relative to the trunk, unbalanced, with crown dieback and excessive end weight. Partial wind exposure. Thinned and raised by past pruning.
- Branches: approximately 15 percent dead wood, largest dead part approximately 7 in. Approximately 14 weak attachments from water sprouts. A previous failure of approximately 8 in. Sapwood and heartwood decay present. Response growth weak.
- Heavy borer exit holes are present. The extent of borer activity was not evaluated. Large diameter old pruning wounds are present, and past pruning has left overextended branches.
- Trunk: 3 codominant stems with multiple attachment points. Poor taper. No lean recorded.
- Roots and soil: minor root plate lift on the north side, which is lifting the sidewalk. Healthy taper on 3 sides. Damaged or decayed roots recorded.

Tree 6. Ash, 31.5 in DBH, 45 ft tall.

- Condition Fair. Foliage approximately 99 percent normal, 1 percent necrotic. Live crown ratio approximately 80 percent. Crown medium relative to the trunk, unbalanced, with crown dieback and excessive end weight. Considerable wind exposure. Thinned, lion tailed and raised by past pruning.
- Branches: approximately 20 percent dead wood, the heaviest proportion in the row, largest dead part approximately 4 in. One broken or hanging limb approximately 3 in, recorded as a load concern. Overextended limbs. Approximately 17 weak attachments from sucker growth. Five previous branch failures.

- Past large diameter pruning cuts and selective crown dieback are present.
- Trunk: 3 codominant stems. No lean. Cracks observed and recorded as circulation in the trunk rather than a defect.
- Roots and soil: no significant root concerns recorded.
- The sucker growth on this tree arises from utility line clearance. Its ongoing pruning is the responsibility of the power company.

Tree 7. Ash, 29.5 in DBH, 45 ft tall.

- Condition Poor, the only tree in the row so rated. The tree is recorded as in decline. Crown density sparse. Foliage in what remains is 100 percent normal, with no chlorosis or necrosis. Crown medium relative to the trunk, unbalanced. Partial wind exposure. Thinned and raised by past pruning.
- Approximately one third tip dieback is present, and a substantial proportion of the current green growth is sucker growth rather than original crown.
- Branches: approximately 30 percent dead wood, the heaviest proportion in the row, largest dead part approximately 6 in. Three broken or hanging limbs, largest approximately 3 in. Overextended limbs. Weak attachments from water sprouts. Ten previous branch failures, the most in the row, with similar branches still present. Sapwood and heartwood decay with slime flux. Response growth weak.
- Trunk: 5 codominant stems, the most in the row, with soil gathering at the multiple attachment. Lean 0 degrees, recorded as corrected. Slime flux present.
- Roots and soil: soil recorded as more wet than saturated. Collar depth, fill soil, root cutting and root plate lift all recorded as not applicable.

Tree 8. Ash, 31 in DBH, 50 ft tall.

- Condition Good, the only tree in the row so rated. It is also the tallest. Foliage approximately 99 percent normal, 1 percent necrotic. Live crown ratio approximately 90 percent. Crown density average, medium relative to the trunk, unbalanced, with excessive end weight. Thinned, lion tailed and raised by past pruning.
- Wind exposure recorded as protected, the only tree in the row so recorded.
- Branches: approximately 10 percent dead wood, largest dead part approximately 7 in. No broken or hanging limbs. Overextended limbs, including above the cabin. Seven weak attachments from water sprouts. Nine previous branch failures with similar branches present. Structural support recorded as good. Sapwood and heartwood decay with slime flux. A cavity of approximately 1 in at an old cut on the southeast limb, with strong response growth.
- Only one borer exit hole was visible, the lightest borer presence in the row. Tip dieback, prior breakage and large diameter pruning cuts are present.
- Trunk: 3 codominant stems. No lean. Slime flux present. One old cut with a 1 in hole showing strong reaction growth.
- Roots and soil: root collar buried beneath landscape fabric and footing material for the cabin, and not visible. Roots cut approximately 2 ft from the trunk at the cabin footing and approximately 4 ft at the sidewalk. Minor root plate lift. Minor sidewalk lift observed.

RISK ASSESSMENT

Assessment framework

To evaluate and characterize the risk presented by each tree I applied the terminology and methodology of the ISA Basic Tree Risk Assessment, using the 2025 form and its two matrices. Risk is characterized as the combination of the likelihood of a tree or tree part failing and striking a person or property, and the consequences of that impact. The referenced time frame for this assessment is three years.

For each tree I carried out the following steps.

Step one: likelihood of failure.

I identified the parts most likely to fail and rated the likelihood of failure within the time frame:

- Improbable: failure is not expected in either normal or severe weather within the time frame.
- Possible: failure is not expected in normal weather but could occur in severe weather within the time frame.
- Probable: failure could occur in normal weather and would be expected in severe weather within the time frame.
- Imminent: failure has already begun, or is expected shortly in normal weather or with only slight additional load.

Step two: target identification.

I identified what would be struck if a part failed. Targets across this site include pedestrians on the north sidewalk, pedestrians on the lawn and grass, pedestrians on the west sidewalk, vehicles in and entering the parking lot, cyclists on the bike path, the existing municipal hall building, the buffalo statue, and the relic cabin dated 1857. No other targets were considered.

Step three: target presence and likelihood of impact.

This step considers how often a target is present, the likely direction of fall, and anything that would protect the target. A fixed object such as a building, statue or cabin is present at all times and cannot move out of the way, which raises its likelihood of impact relative to a person who passes by occasionally. Ratings used:

- Very low: the chance of the failed part reaching the target is remote.
- Low: there is a slight chance the failed part will reach the target.
- Medium: the failed part could reach the target but would not be expected to.
- High: the failed part is likely to reach the target.

Step four: combined likelihood of failure and impact.

Using the likelihood matrix at Appendix C, the ratings from steps one and three combine into a single likelihood of failure and impact, categorized as unlikely, somewhat likely, likely, or very likely.

Step five: consequences.

I rated the consequences that would follow if the target were struck:

- Negligible: no personal injury; low value property damage that is readily repaired or replaced; brief disruption.
- Minor: minor personal injury; low to moderate value property damage; small disruption of activities.
- Significant: substantial personal injury; moderate to high value property damage; considerable disruption of activities.
- Severe: serious personal injury or death; high value property damage; major disruption of important activities.

Step six: risk rating.

Using the risk matrix at Appendix C, the combined likelihood from step four and the consequences from step five produce the risk rating: low, moderate, high, or extreme. Each combination of a tree part, a failure type and a target is rated separately, so a single tree may carry several ratings.

Why most lines read Low. A part rated Possible to fail, combined with a Very low likelihood of reaching a target, produces a combined likelihood of Unlikely. Under the risk matrix, Unlikely combined with even Severe consequences returns Low. Because occupancy across this site is rare to occasional, most lines resolve this way. A Low rating therefore means a failure is unlikely to strike anything, not necessarily that failure itself is unlikely. That distinction matters on Tree 7 in particular.

Assessment of risk

The tables below set out each failure scenario assessed, the target, the ratings applied at each step, and the resulting risk rating. Ratings are recorded as assessed in the field.

Tree 1

Failure scenario	Target	Likely to fail	Likely to impact	Fail & impact	Consequence	Risk
Whole lateral branch failure (decay from borers / old pruning cuts, ~10 in part)	T1 Pedestrians on sidewalk (N)	Possible	Very low	Unlikely	Severe	Low
Whole lateral branch failure (same)	T2 Pedestrians on patio / bench (SW)	Probable	Very low	Unlikely	Severe	Low
Overextended limb failure (mechanical / wind load, ~10 in part)	T2 Pedestrians on patio / bench (SW)	Possible	Very low	Unlikely	Severe	Low
Overextended limb failure (same)	T3 Pedestrians on grass	Possible	Very low	Unlikely	Severe	Low
Whole trunk failure (wind load)	T1 Pedestrians on sidewalk (N)	Improbable	Very low	Unlikely	Severe	Low
Whole trunk failure (wind load)	T2 Pedestrians on patio / bench (SW)	Improbable	Very low	Unlikely	Severe	Low
Root / soil failure (root rot, excess moisture)	T1 Pedestrians on sidewalk (N)	Improbable	Very low	Unlikely	Severe	Low
Root / soil failure (root rot, excess moisture)	T2 Pedestrians on patio / bench (SW)	Improbable	Very low	Unlikely	Severe	Low

Overall risk rating, Tree 1: Low.

Tree 2

Failure scenario	Target	Likely to fail	Likely to impact	Fail & impact	Consequence	Risk
Overextended limb failure (~8 in part, 37 ft fall)	T1 Pedestrians on sidewalk (N)	Possible	Very low	Unlikely	Severe	Low
Overextended limb failure (same)	T2 Pedestrians on grass	Possible	Very low	Unlikely	Severe	Low
Borer activity related branch failure (~10 in part)	T1 Pedestrians on sidewalk (N)	Possible	Very low	Unlikely	Severe	Low
Borer activity related branch failure (same)	T2 Pedestrians on grass	Possible	Very low	Unlikely	Severe	Low
Whole trunk failure (high wind / saturated soil)	T3 Municipal hall building (S), 40 ft from trunk	Improbable	Very low	Unlikely	Minor	Low
Whole trunk failure (same)	T2 Pedestrians on grass	Improbable	Very low	Unlikely	Severe	Low

Overall risk rating, Tree 2: Low.

The likelihood of impact on the municipal hall building is High, because a building is present at all times and cannot move out of the way. The consequences are rated Minor: at approximately 40 ft, only roughly the top 5 ft of the tree would reach the wall in a whole tree failure, which is fine branch material unlikely to cause serious structural damage. Because whole trunk failure is rated Improbable within the time frame, this line resolves to Low. If a new building is sited closer than the present 40 ft, both the likelihood of impact and the consequences change, and this line can rise above Low.

Tree 3

Failure scenario	Target	Likely to fail	Likely to impact	Fail & impact	Consequence	Risk
Whole lead failure (borer activity and dieback, ~12 in part, 45 ft fall)	T3 pedestrians, W sidewalk	Possible	Very low	Unlikely	Severe	Low
Borer damage to the central lead	T2 vehicles, parking lot entry	Possible	Very low	Unlikely	Severe	Low
Overextended lateral (~13 in part, high wind)	T2 vehicles, parking lot entry	Possible	Low	Unlikely	Severe	Low
Overextended lateral	T3 pedestrians, W sidewalk	Possible	Very low	Unlikely	Severe	Low
Root failure, roots cut for construction	T2 vehicles, parking lot entry	Possible	Low	Unlikely	Severe	Low
Root failure, roots cut for construction	T3 pedestrians, W sidewalk	Possible	Very low	Unlikely	Severe	Low
Whole trunk failure	T2 vehicles, parking lot entry	Improbable	Low	Unlikely	Severe	Low
Whole trunk failure	T1 pedestrians, N sidewalk	Improbable	Very low	Unlikely	Severe	Low

Overall risk rating, Tree 3: Low.

Although every line resolves to Low, this tree carries the heaviest observed pedestrian and vehicle traffic in the row, which gives it more potential to cause damage than the rating alone conveys. Its limited soil volume places the tree under stress, which can drive further borer activity and tip dieback. Its roots were disturbed more recently than those of Trees 1 and 2, which makes it comparatively more susceptible to windthrow, although no signs of movement were observed and this remains a low probability event.

Tree 4

Failure scenario	Target	Likely to fail	Likely to impact	Fail & impact	Consequence	Risk
Dead limb failure (~4 in part, 20 ft fall)	T1 vehicles, parking lot	Possible	Medium	Unlikely	Significant	Low
Dead limb failure	T3 pedestrians, grass	Possible	Very low	Unlikely	Severe	Low
Overextended limb (high wind, ~14 in part)	T1 vehicles, parking lot	Possible	Very low	Unlikely	Severe	Low
Overextended limb	T3 pedestrians, grass	Possible	Very low	Unlikely	Severe	Low
Whole trunk failure (multiple attachment)	T1 vehicles, parking lot	Improbable	Medium	Unlikely	Significant	Low
Crown imbalance	T3 pedestrians, grass	Improbable	Very low	Unlikely	Severe	Low

Overall risk rating, Tree 4: Low.**Tree 5**

Failure scenario	Target	Likely to fail	Likely to impact	Fail & impact	Consequence	Risk
Borer related dead limb (~4 in part, 30 ft fall)	T2 pedestrians, lawn	Probable	Very low	Unlikely	Severe	Low
Borer related dead limb	T1 pedestrians, N sidewalk	Probable	Very low	Unlikely	Severe	Low
Overextended limb (~5 in part)	T2 pedestrians, lawn	Possible	Very low	Unlikely	Severe	Low
Overextended limb	T3 bike path	Possible	Medium	Unlikely	Minor	Low
Whole trunk (multiple attachment points)	T2 pedestrians, lawn	Improbable	Very low	Unlikely	Severe	Low
Root failure (damaged / decayed roots)	T3 bike path	Improbable	Low	Unlikely	Minor	Low

Overall risk rating, Tree 5: Low.

The dead limb associated with borer activity is rated Probable to fail, meaning failure could occur in normal weather and would be expected in severe weather. The targets beneath it carry a very low likelihood of impact, so the risk resolves to Low. Removal of the dead limbs addresses this line directly.

Tree 6

Failure scenario	Target	Likely to fail	Likely to impact	Fail & impact	Consequence	Risk
Dead branch failure (~5 in part, 25 ft fall)	T2 pedestrians, grass	Probable	Very low	Unlikely	Severe	Low
Dead branch failure	T3 buffalo statue	Probable	High	Likely	Minor	Moderate
Overextended limb (~8 in part)	T2 pedestrians, grass	Possible	Very low	Unlikely	Severe	Low
Overextended limb	T3 buffalo statue	Possible	Very low	Unlikely	Severe	Low
Whole trunk (multiple attachment)	T2 pedestrians, grass	Improbable	Very low	Unlikely	Severe	Low
Whole trunk (multiple attachment)	T1 pedestrians, N sidewalk	Improbable	Very low	Unlikely	Severe	Low

Overall risk rating, Tree 6: Moderate, reducible to Low.

Two separate branch defects are recorded on this tree and should not be confused with one another. The first is a dead branch that overhangs the buffalo statue, and it is the line that sets the rating for this tree. It is rated Probable to fail within the time frame. The statue is a fixed object directly beneath the branch and cannot move out of the way, so the likelihood of impact is High. Those combine to Likely, and Likely with Minor consequences returns Moderate. The consequence is Minor rather than Severe because the target is a statue and not a person. Removing the dead wood removes the failing part altogether, and this line then returns to Low. The second defect is an overextended limb showing lion tailing, which carries a higher chance of breaking under wind loading. That limb arises from the same tree but stands well away from the statue, which is why its likelihood of striking the statue is rated Very low. Reduction pruning addresses it. This tree carries the heaviest dead wood load in the row at about 20 percent, so dead wood removal is the measure that acts on the greatest number of lines here.

Tree 7

Failure scenario	Target	Likely to fail	Likely to impact	Fail & impact	Consequence	Risk
Dead limb and hanger failure	T1 pedestrians, N sidewalk	Probable	Very low	Unlikely	Severe	Low
Dead limb and hanger failure	T2 pedestrians, grass	Probable	Very low	Unlikely	Severe	Low

Failure scenario	Target	Likely to fail	Likely to impact	Fail & impact	Consequence	Risk
Overextended limb failure	T2 pedestrians, grass	Probable	Very low	Unlikely	Severe	Low
Overextended limb failure	T3 relic cabin (1857)	Probable	Very low	Unlikely	Severe	Low
Whole trunk failure (codominance / multiple attachment)	T2 pedestrians, grass	Improbable	Very low	Unlikely	Severe	Low
Root / soil failure (wet soil)	T2 pedestrians, grass	Improbable	Very low	Unlikely	Severe	Low
Root / soil failure (wet soil)	T3 relic cabin (1857)	Improbable	Very low	Unlikely	Severe	Low

Overall risk rating, Tree 7: Low.

This rating requires qualification. Although the matrices rate this tree Low against its targets, the tree itself is rather likely to experience another failure. Three separate failure types are rated Probable, and the tree has already failed ten times. The Low rating arises because the targets beneath this tree carry a very low likelihood of being struck, not because the tree is structurally sound. Both statements are correct and they are not in conflict.

Tree 8

Failure scenario	Target	Likely to fail	Likely to impact	Fail & impact	Consequence	Risk
Dead wood failure (~7 in part, 30 ft fall)	T3 pedestrians, grass	Possible	Very low	Unlikely	Severe	Low
Dead wood failure	T2 relic cabin (1857)	Possible	High	Somewhat likely	Severe	Moderate
Overextended limb (~10 in part, 20 ft fall)	T1 pedestrians, N sidewalk	Possible	Very low	Unlikely	Severe	Low
Overextended limb	T3 pedestrians, grass	Possible	Very low	Unlikely	Severe	Low
Whole trunk failure (windthrow)	T2 relic cabin (1857)	Possible	High	Somewhat likely	Severe	Moderate
Whole trunk failure (windthrow)	T3 pedestrians, grass	Possible	Very low	Unlikely	Severe	Low
Root failure (cut roots)	T2 relic cabin (1857)	Possible	High	Somewhat likely	Severe	Moderate
Root failure (cut roots)	T3 pedestrians, grass	Possible	Very low	Unlikely	Severe	Low

Overall risk rating, Tree 8: Moderate.

All three Moderate lines on this tree involve the 1857 cabin, and all three arise from the same cause: a fixed, high value target standing close to the tree, combined with root cutting that has already occurred on the cabin side of the trunk. Cut roots on that side reduce anchorage in the direction of the structure, which is the reason all three lines point the same way. This is the healthiest tree in the row and the only one recorded as protected from wind, yet it carries the most Moderate lines, which reflects the proximity and value of the target rather than any deficiency in the tree. Because the root cutting has already taken place and cannot be undone, the measure that acts directly on all three lines is reducing the weight the tree carries on the cabin side, so that less load is directed toward the structure from the side on which anchorage has been lost.

Note on the Tree 8 windthrow rating. The likelihood of whole trunk failure by windthrow on Tree 8 is rated Possible, meaning failure is not expected in normal weather but could occur in severe weather within the time frame. That rating reflects the large diameter root cutting on the cabin side of the trunk, which has reduced anchorage in the direction of the structure. Combined with a High likelihood of impact on the cabin, which is fixed in place, and Severe consequences given the value of the structure, this line rates Moderate. It is one of the three Moderate lines that set the overall rating for this tree.

Consequence rating applied to the 1857 cabin. The consequence rating for any target depends on the value placed upon it. The City has confirmed that the 1857 cabin is a structure of considerable importance to it. On that basis a consequence of Severe has been applied to the cabin throughout this report, on the ground that damage to the structure would constitute high value property damage and a major disruption of an important asset. This is a change from the Significant rating initially recorded in the field on one Tree 7 line. It does not alter any risk rating in this report, because every cabin line on Tree 7 resolves to Unlikely on likelihood alone, and an Unlikely combined likelihood returns Low irrespective of the consequence. The change is made so that the consequence recorded reflects the value the owner places on the asset.

DISCUSSION

The purpose of a tree risk evaluation is to support public safety by assessing the risk of damage to people or property should a tree or part of a tree fail, so that action can be taken to reduce that risk where the owner judges it necessary.

Tree failure occurs when the load applied to a tree exceeds the strength of the wood. Loads produce internal stresses, and a tree's strength is its capacity to withstand those stresses. Trees add wood in response to the loads they experience, so a tree that has grown under a particular loading pattern is adapted to that pattern and may not tolerate a new one.

Past pruning is the most probable cause of the failures observed

Borer activity is present in most of the trees in this row. However, the extent of that activity and any damage it may have caused were not evaluated, and no hazard rating has been assigned to it in this assessment.

In my judgment the most probable cause of limb failure on these trees is not borer activity but prior pruning practice. Most of the past pruning resembles lion tailing, in which interior laterals are stripped out while the full length of the limb is retained. This increases the mechanical load carried at the end of the limb while removing the wind damping effect that interior foliage provides. Gilman notes that cutting back foliage clumps at the periphery of the crown and shortening excessive limb length reduces the mechanical stress carried by a limb (Gilman, *An Illustrated Guide to Pruning*, 3rd ed., p. 271).

The corrective treatment is reduction pruning: shortening a limb back to a suitable lateral, so that load is drawn in toward the trunk while the limb retains its interior structure. This is reflected in the mitigation options for every tree in the row.

How much can be removed at one time

Gilman cautions against removing more than roughly ten percent of a mature tree's foliage without compelling reason, and advises that where more must be taken, it is generally better for the tree to spread the removal of living tissue across several years rather than doing it in a single operation. He also notes that reduction, thinning and cleaning may each be applied to different parts of the same tree to meet the objective (Gilman, *An Illustrated Guide to Pruning*, 3rd ed., p. 306).

This bears directly on Trees 6 and 7, which carry the heaviest dead wood loads and the most overextended limbs in the row. Bringing either tree back to a balanced form in one operation would remove a substantial proportion of the living crown. A phased program over several seasons would be less stressful to the trees, and this should be reflected in any pruning specification the City issues.

Wind loading across the row

Sustained wind velocity increases with height above ground, so the upper crown of a mature tree carries considerably more load than the lower crown. A tree that has grown in shelter and is then suddenly exposed can fail at a lower wind speed than a tree of the same size that grew in the open, because it has not had the opportunity to adapt to the new loading. This commonly arises when a site is partially cleared for development (International Society of Arboriculture, *Tree Risk Assessment Manual*, 3rd edition).

Tree 1 stands at the west end of the row and takes the full wind load. This has two consequences. Its own pruning must reduce end weight on the long limbs. Equally, removing too much from Tree 1 would expose Tree 2 behind it to a wind load it has not grown up with, which could itself precipitate failures. Pruning across this row should therefore be planned as a single program rather than tree by tree in isolation.

Tree 8 is the only tree recorded as protected from wind, which makes it the tree most sensitive to any change in what shelters it. If adjacent trees or structures are removed during construction, its exposure changes and its ratings should be reassessed.

How construction would change these findings

The ratings in this report describe present conditions. A construction project would change those conditions in two distinct ways at once.

First, occupancy. Occupancy is currently rare to occasional and the likelihood of impact is Very low on most lines. A new City Hall would bring staff and visitors daily. If occupancy rises so that the likelihood of impact becomes High, a limb rated Possible to fail moves from Unlikely to Somewhat likely, and Somewhat likely with Severe consequences returns Moderate. Overextended limb scenarios across this row can therefore move from Low to Moderate on occupancy alone, with no change in the trees themselves. Scenarios rated Improbable are unaffected, because Improbable resolves to Unlikely at any occupancy, provided the trunk and roots remain undisturbed.

Second, the trees themselves. Root cutting and trenching for foundations, utilities or the junction box can move a root or trunk failure from Improbable to Possible or Probable. Trees 1, 3 and 8 are the most exposed to this: Tree 1 because its soil is already often saturated, Tree 3 because it already shows a possible root cut in a limited soil volume, and Tree 8 because large diameter root cutting is already visible close to the trunk. Grade changes, compaction, altered drainage, and bark or root wounds all act in the same direction, and wounds provide entry points for the decay and borers already present.

If roots must be cut, the manner of cutting matters. Urban explains that a clean cut presents a smaller surface to dry out and allows the tree to compartmentalize the wound more effectively, whereas roots torn by large grading equipment can develop cracks running lengthwise along the root, extending the damage well beyond the point of contact. His guidance is to prune roots deliberately and in advance of any grading near trees (Urban, Up By Roots, p. 90).

Finally, a new building becomes a target in its own right. Tree 2 already lists the existing hall at approximately 40 ft. A structure sited closer, or within roughly 1.5 times the height of any tree in the row, raises both the likelihood of impact and the severity of the consequences.

CONCLUSION

The eight ash trees in this row range from Poor to Good in condition. Six carry an overall risk rating of Low over the three year time frame, which is the lowest category available under this methodology. Trees 6 and 8 carry an overall rating of Moderate. Tree 6 rests on a single line, a dead branch above the buffalo statue, and returns to Low as soon as that dead wood is removed. Tree 8 rests on three lines, all involving the 1857 cabin.

These ratings rest on two conditions that hold today: occupancy beneath the trees is rare to occasional, and the root systems are largely undisturbed. Both would change under a construction project, and the ratings should not be relied upon once they do.

Three trees warrant specific attention. Tree 3 combines the heaviest traffic on the site with a stressed root environment. Tree 7 is in Poor condition and in decline, and although its rating is Low because little stands beneath it, the tree itself is rather likely to fail again within the time frame. Tree 8 is the only tree rated Moderate overall. That rating does not arise from poor condition, since it is the healthiest tree in the row, but from three lines that all involve the historic 1857 cabin standing close beside it, combined with root cutting already carried out on the cabin side of the trunk.

Risk cannot be eliminated by any treatment short of removing a tree, and removal carries its own cost in lost canopy, shade, and amenity. The mitigation options set out below can reduce risk, and on Tree 8 reducing the weight carried on the cabin side acts on all three Moderate lines at once, but they cannot reduce risk to zero. Trees rated Low are, as a general matter, retained, mitigated, and monitored.

The decision rests with the City. How risk is perceived, and what level of safety is required, is a matter of judgment. No industry standard establishes a threshold at which action becomes obligatory. Only City personnel can determine how much residual risk is acceptable on City property. This report is intended to give the City the information needed to make that determination.

MITIGATION OPTIONS

The following treatments are available to reduce the risk described above. They are options for the City to select among, in whatever order and combination it judges appropriate. They are not instructions, and no view is expressed here as to which trees should be retained or removed.

All pruning should be carried out by, or under the supervision of, an ISA Certified Arborist, and should conform to the current editions of ANSI A300 pruning standards, ANSI Z133 safety requirements, and the ISA Best Management Practices for tree pruning. Work carried out otherwise, for example further lion tailing or topping, can leave a tree in worse condition than it is now, in which case the residual risk figures given here do not apply.

Illustrative case, reducing occupancy rather than removing trees. A nearby large city had a row of very hollow poplar trees in the middle of one of its most popular parks. All were assessed as hazardous, but the city decided to retain them in the landscape. It limited its liability by first replacing the grass beneath the trees with wood chips. That reduced the number of pedestrians underneath, but the city was still not comfortable with the residual risk. It then carried out crown reduction pruning and replaced the wood chips with cobble, which is awkward to walk on and harder still to picnic on. The result was virtually no pedestrian traffic beneath the trees. The objective was achieved and the trees were retained. This is included as an example of the range of options available to an owner, not as a recommendation for this site.

#	Tree	Mitigation option	Priority	Residual risk
1	1	Reduction pruning of overextended limbs back to a suitable lateral; remove dead wood; treat for borers; flag pole clearance	High	Low
2	1	Reduce pedestrian presence beneath the crown, for example by relocating or reorienting the bench, or by replacing turf with a surface less suited to sitting	Medium	Low
3	2	Reduction pruning of overextended limbs; remove dead wood; ongoing observation of the decay associated with the slime flux	High	Low
4	3	Remove the central lead carrying borer activity; reduction pruning; treat for borers; utility line clearance	High	Low
5	3	Removal	Option	Low
6	4	Remove dead limbs above the parking lot; reduction pruning of the overextended limb; rebalance the crown; treat for borers	High	Low
7	5	Remove dead limbs; reduction pruning; treat for borers; monitor the sidewalk lift	High	Low
8	6	Remove the dead wood, which returns the Moderate line to Low; reduce overextended limbs; treat for borers; maintain the utility sucker pruning cycle	High	Low
9	7	Remove dead branches and hangers; crown reduction to rebalance the tree	High	Low
10	7	Removal	Option	n/a
11	8	Reduce weight on the cabin side of the tree by crown reduction. This is the principal measure for this tree: it lowers the load carried toward the cabin on the side where root anchorage has already been reduced by the visible root cutting	High	Low
11a	8	Prune for dead wood; monitor the tree and the sidewalk for change	High	Low
12	8	Removal	Option	Low
13	All	Plan pruning across the row as a single program, so that reducing one tree does not over expose the next; phase heavy reduction across several seasons	High	Low
14	Trees 1 and 8	Advanced assessment, recommended. Carry out a working aerial inspection to evaluate the conditions that could not be assessed from the ground, and an assessment of the extent of borer activity and internal decay	High	n/a

#	Tree	Mitigation option	Priority	Residual risk
15	All	At the time of pruning, a working aerial inspection may also be carried out on the remaining trees at the City's discretion. This is not a recommendation, only an opportunity, since the Level 2 data on those trees is final	Medium	n/a
16	All	Inspection by an ISA Certified Arborist on a regular cycle, and after any significant storm	High	n/a
17	All	Protect roots and trunks during any construction; exclude digging, grading and equipment traffic from the root zones; where roots must be cut, cut them cleanly and in advance of grading	High	Low
18	All	Reassess against the final site plan before construction begins, and again once the new building is occupied	High	n/a

Conditions that make this assessment out of date

The ratings in this report should no longer be relied upon if any of the following occur:

- Change to a tree: any failure, storm damage, new crack, new lean, further decline, or pruning. Pruning changes the tree, so these ratings describe the trees as they now stand, not as they would stand afterward.
- Change to the site: excavation, trenching, grading, paving, compaction, altered drainage, or root cutting anywhere within the root zones.
- Change to the surroundings: removal of neighboring trees or structures that alters wind exposure on a tree grown in shelter.
- Change to the targets: a new building, path, seating area, play area or parking sited within reach of a tree.
- Change in use: any increase in how often people are present beneath these trees.
- Passage of time: expiry of the three year referenced time frame.

The City has set the reassessment interval at 3 years, matching the referenced time frame of this assessment. That interval applies in the absence of any of the changes listed above. Given the presence of borer activity and decay in a row of mature ash, Trees 3, 7 and 8 warrant earlier attention if their condition changes, and any of the triggers listed above brings the reassessment forward regardless of the interval.

GLOSSARY

Borer	An insect whose larvae tunnel beneath the bark or into the wood of a tree, disrupting the movement of water and nutrients and weakening the wood.
Codominant stems	Two or more stems of roughly equal diameter arising from about the same point on the trunk, often forming an attachment weaker than a normal branch union.
Consequences	The outcome that would follow if a failed tree part struck a target, rated from negligible to severe.
Crown	The branches, foliage and reproductive structures extending from the trunk or main stems.
DBH	Diameter at breast height. The diameter of the trunk measured at approximately 4.5 ft above ground.
Dead wood	Branches or parts of branches that are no longer living. Dead wood provides no benefit to the tree and loses strength over time.
Dieback	Progressive death of shoots or branches, usually beginning at the tips.
Dripline	The outer edge of the crown, measured by the lateral extent of the foliage.
Failure	Breakage of a stem, branch or root, or loss of mechanical support in the root system.
Level 2 basic assessment	A detailed visual inspection of a tree and its surrounding site from the ground, and the synthesis of the information collected.
Likelihood of failure	How likely a tree or tree part is to fail within the referenced time frame, rated improbable, possible, probable or imminent.
Likelihood of impact	How likely a failed tree part is to strike a specified target, rated very low, low, medium or high.
Lion tailing	A pruning practice in which interior branches and foliage are stripped out while the full length of the limb is retained, concentrating weight and wind load at the end of the limb. It is not a best management practice.
Live crown ratio	The proportion of total tree height occupied by living crown.
Load	The force applied to a tree or tree part, for example by wind, gravity, ice or snow.
Mitigation	The process of reducing risk.
Occupancy rate	How frequently a target is present within the area a failed tree part could reach, rated rare, occasional, frequent or constant.
Reduction cut	A pruning cut that shortens a limb back to a suitable lateral branch large enough to assume the terminal role, drawing load in toward the trunk while retaining interior structure.
Residual risk	The risk that remains after mitigation has been carried out.
Response growth	Additional wood laid down by a tree in reaction to a wound or a load, indicating the tree is responding to the condition.
Risk rating	The level of risk arising from the combination of the likelihood of failure, the likelihood of impact, and the consequences. Rated low, moderate, high or extreme.
Root collar	The transition zone where the trunk meets the roots, also called the root crown.
Root flare	The widening of the trunk at its base where it transitions into the structural roots.
Root plate	The mass of roots and soil that anchors a tree. Lifting of the root plate indicates movement and possible loss of anchorage.
Slime flux	A bacterial seepage running from a wound or crack in the bark, often discoloring the trunk. Unsightly but not in itself a hazardous condition; it may indicate decay developing beneath.
Sucker growth / water sprout	Vigorous upright shoots arising from the trunk or branches, often after heavy pruning. They are weakly attached compared with normal branches.

Target	People, property or activities that could be injured, damaged or disrupted by a tree failure.
Taper	The rate at which trunk diameter decreases with height. Good taper indicates a trunk well adapted to the loads it carries.
Referenced time frame	The period over which the assessment ratings apply. Three years in this report.
TRAQ	Tree Risk Assessment Qualification, a credential administered by the International Society of Arboriculture covering the fundamentals of basic tree risk assessment.
Wind loading	The force exerted on a tree by wind. Sustained wind velocity increases with height, so the upper crown carries the greatest load.
Windthrow	Failure of the whole tree through uprooting, as distinct from breakage of the trunk or branches.

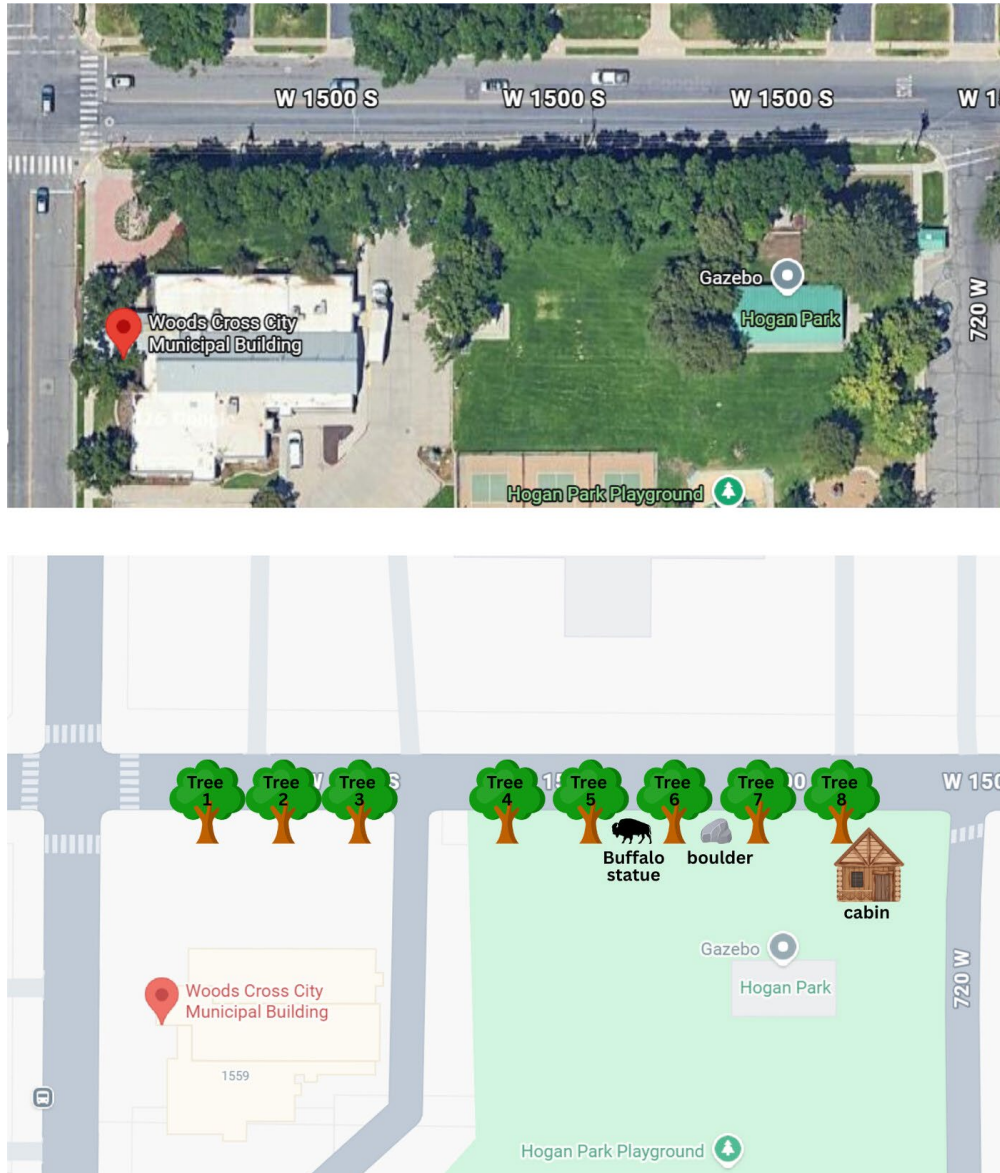
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- International Society of Arboriculture. Tree Risk Assessment Manual, 3rd edition. ISA, Atlanta, GA. Print ISBN 978-1-943378-52-4.
- International Society of Arboriculture. Basic Tree Risk Assessment Form and risk matrices, 2025.

Authorities cited in this report are paraphrased rather than reproduced verbatim.

APPENDIX A SITE PLAN

The upper panel is an aerial view of the site. The lower panel shows the same area with the eight assessed trees numbered from west to east, together with the buffalo statue, the boulder, and the relic cabin dated 1857. The existing Woods Cross City Municipal Building stands to the west and southwest of the row. Hogan Park, its gazebo and its playground lie to the south and east. Both panels are oriented with north to the top.



Site plan. Tree numbering runs west to east, Tree 1 at the west end of the row. Base imagery: Google. Tree positions and labels added for this report and are approximate; the plan is a visual aid and is not to scale.

APPENDIX B PHOTOGRAPHS

Photographs taken at the time of inspection. White annotation rings were added by the assessor to indicate the specific condition described in each caption. Images are visual aids and are not to scale.



Photo 1. Tree 1. Trunk detail at a codominant union. Ringed: an area of sunken, darkened and broken bark on the stem, possible cluster of borer activity and needing an aerial inspection. A large diameter pruning cut is visible at lower left, of the kind described in the Observations as poor angle and as having exposed heartwood.



Photo 2. Tree 2. Viewed from the south. Ringed: an overextended limb in the upper crown. The existing municipal hall stands behind the tree.



Photo 3. Tree 3. Tree 3 in relation to the existing municipal hall. Ringed: an overextended limb which should be reduction pruned.



Photo 4. Tree 3. Trunk detail. Ringed: bark damage and staining associated with borer activity at the base of the central lead. This is the defect addressed by the option to remove that lead.

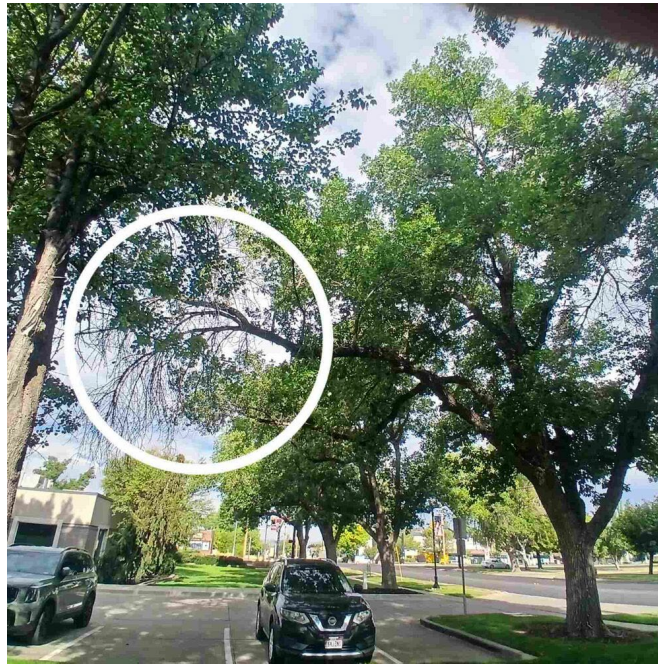


Photo 5. Tree 4. Viewed from the parking lot. Ringed: dead limb extending over parked vehicles. This is the target referred to in the Tree 4 risk table.

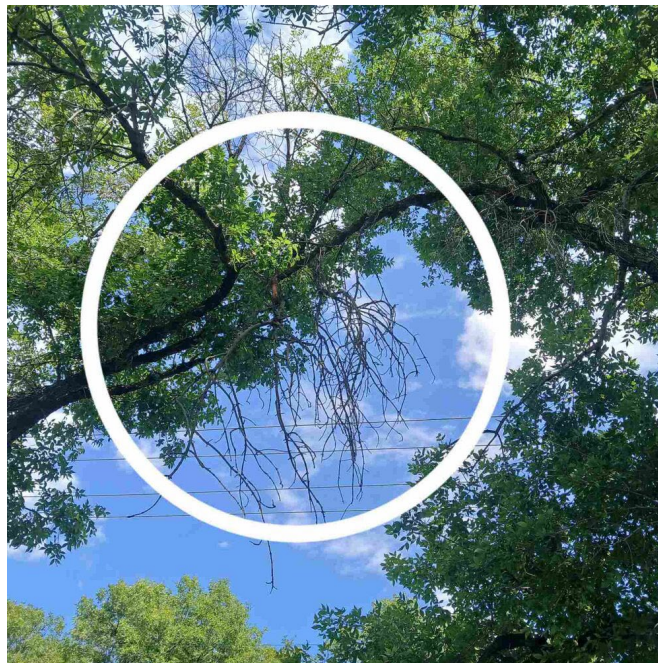


Photo 6. Tree 5. Upper crown. Ringed: cluster of dead branches.

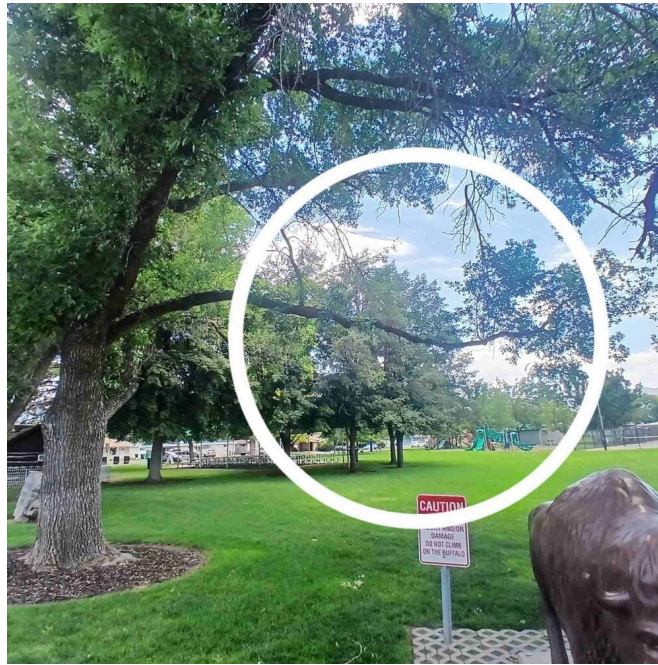


Photo 7. Tree 6. Tree 6 and the buffalo statue. Ringed: dead branch overhanging the statue. This is the branch rated against the statue in the Tree 6 risk table. The caution sign at the base of the statue is visible at right.

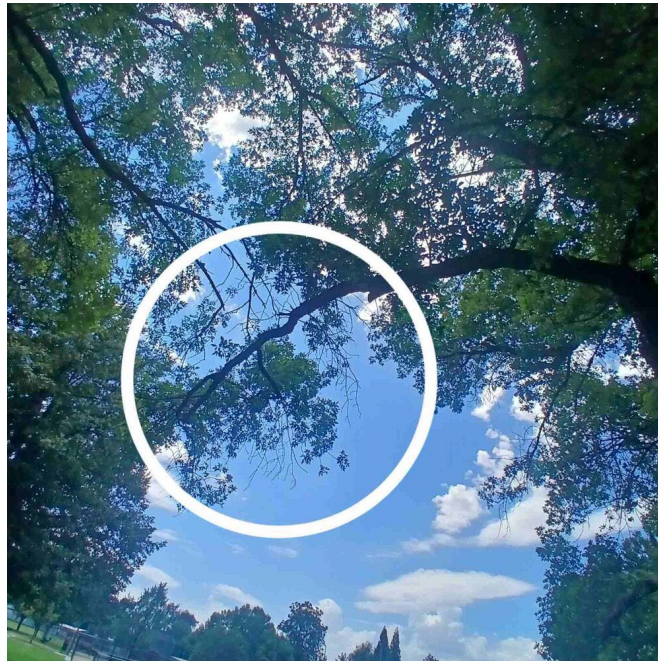


Photo 8. Tree 6. Upper crown. Ringed: overextended limb carrying its foliage at the extremity, characteristic of the lion tailing described in the Discussion. This limb is at a higher chance of breaking under wind loading. It arises from the same tree but stands well away from the buffalo statue, which is why its likelihood of striking the statue is rated Very low.

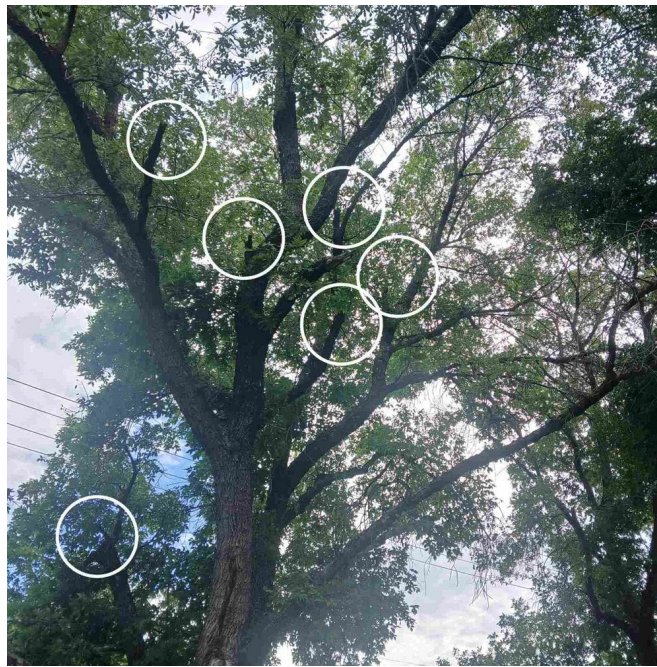


Photo 9. Tree 7. Seven separate locations ringed across the crown, marking dead limbs, broken stubs and hangers. This tree is recorded as having failed ten times previously and carries roughly 30 percent dead wood, the heaviest in the row. Power lines visible at lower left.

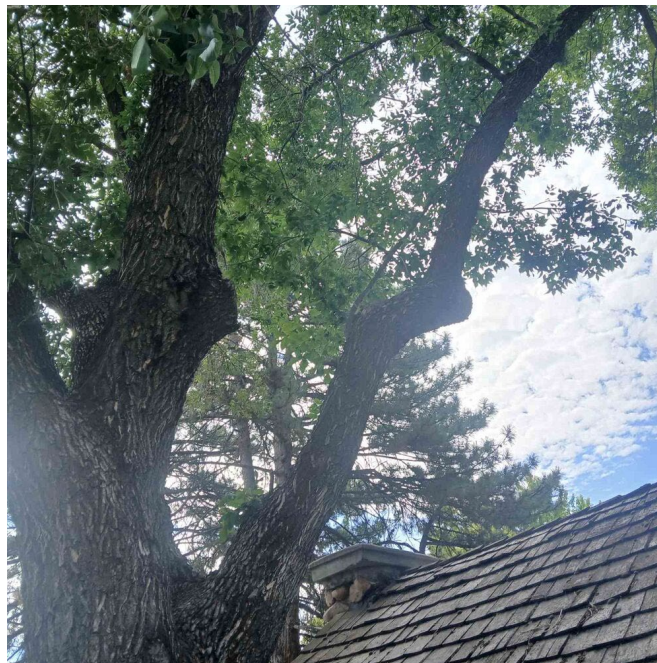


Photo 10. Tree 8. Tree 8 above the 1857 cabin. The shingled roof of the cabin is visible at lower right, directly beneath the crown. This is the proximity underlying the three Moderate lines for this tree.



Photo 11. Tree 8. Trunk detail. A large old pruning cut with callus formation is visible on the stem, with dead twig growth to the left. The cabin roof appears at lower left. This pruning cut should have an aerial inspection for a possible cavity.



Photo 12. Tree 8. Root collar. Landscape fabric covers the root zone and obscures the collar. Cut root ends are exposed at the edge of the fabric in the foreground, showing the large diameter root cutting described in the Observations.

APPENDIX C RISK ASSESSMENT MATRICES

The two matrices below are reproduced from the ISA Basic Tree Risk Assessment Form and are the tools used to derive every rating in this report. Matrix 1 combines the likelihood of failure with the likelihood of impact to give a combined likelihood of failure and impact. Matrix 2 combines that result with the consequences of failure to give the final risk rating.

Matrix 1. Likelihood matrix

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk matrix

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Notes, explanations, descriptions

Reproduced from the ISA Basic Tree Risk Assessment Form. Copyright © 2025 International Society of Arboriculture. All rights reserved.

Reading the matrices: locate the likelihood of failure down the left of Matrix 1 and the likelihood of impact across the top. The cell where they meet gives the combined likelihood. Take that result to the left column of Matrix 2, read across to the consequences of failure, and the cell where they meet is the risk rating. Note that a likelihood of failure of Improbable returns Unlikely at every level of impact, and that Unlikely returns Low against every level of consequence. This is the reason most lines in this report resolve to Low.

APPENDIX D ASSUMPTIONS AND LIMITING CONDITIONS

- Care has been taken to obtain all information from reliable sources. All data has been verified so far as possible. The consultant can neither guarantee nor be responsible for the accuracy of information supplied by others.
- Any legal description provided is assumed to be correct. Title to and ownership of any property are assumed to be good and marketable. No responsibility is assumed for matters of a legal character.
- The property is assumed to be in compliance with applicable codes, ordinances, statutes and other governmental regulations.
- The consultant is not required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for those services.
- Possession of this report, or a copy of it, does not carry any right of publication or of use for any purpose by any person other than the person to whom it is addressed, without the prior written consent of the consultant.
- Neither all nor any part of this report shall be conveyed to the public through advertising, public relations, news, sales or any other medium without the prior written consent of the consultant. This applies particularly to any conclusions, to the identity of the consultant, and to any reference to any professional society or to any qualification held by the consultant.
- This report represents the opinion of the consultant. The consultant's fee is in no way contingent upon the reporting of any specified finding, value, stipulated result, or the occurrence of any subsequent event.
- Sketches, diagrams and photographs in this report are intended as visual aids. They are not necessarily to scale and should not be construed as engineering or architectural surveys.
- Unless stated otherwise, the information in this report covers only those items that were examined, and reflects the condition of those items at the time of inspection. The inspection was limited to visual examination of accessible parts, without dissection, excavation, probing or coring.
- There is no warranty or guarantee, express or implied, that problems or deficiencies in the trees or the property may not arise in the future. Trees are living organisms that can fail in ways that cannot be predicted, and a tree rated at low risk can still fail, particularly in severe weather. No tree is declared safe by this report.
- Loss or alteration of any part of this report invalidates the entire report.

APPENDIX E CERTIFICATION OF PERFORMANCE

I, Josh Estheimer, certify that:

- I have personally inspected the trees and the property referred to in this report, and have stated my findings accurately.
- I have no personal interest or bias with respect to the parties involved, and no interest in the outcome of any decision the City may take in respect of these trees.
- The analysis, opinions and conclusions in this report were developed, and this report has been prepared, in accordance with commonly accepted arboricultural practices.
- All statements of fact in this report are true, complete and correct to the best of my knowledge and belief, and are made in good faith.

My involvement in arboriculture began in 2009. I first earned the International Society of Arboriculture Certified Arborist credential in 2012, and I currently hold that credential under certification number UT-4502AF. I also hold the ISA Tree Risk Assessment Qualification (TRAQ), earned in April 2026. The qualification carries a seven year term and is current at the date of this report.

Signed: _____ Date: _____

Josh Estheimer, ISA Certified Arborist #UT-4502AF, TRAQ Qualified

Memo

To: Woods Cross Mayor and City Council
From: Bryce K Haderlie, City Administrator
Date: August 14, 2026
Re: City Hall Discussion



Since our council meeting on August 6th and our design meeting on August 13th, the city council will need to discuss and agree on the following questions to enable the design work to continue. We will use Hogan Construction's April 3, 2026 cost estimate as the basis for potential project cost and \$500 per square foot for finished building space.

Additional Area of Administration (2nd Floor) and Basement

Method Studio has updated the drawings to expand the administration area by 960 sq. ft., which will allow for two additional 14' x 17' offices and interior floor space for additional cubicles in the future. This leaves the first floor extending approximately 5' further to the east than the 2nd floor, however, the additional 5' of space on the 2nd floor does not appear to create any marked benefit. Staff is comfortable with the change as presented. The 960 sq. ft. expansion is estimated to add approximately \$480,000 to the project.

Questions:

1. Is the council comfortable with the 2nd floor expansion as presented?
2. Does the council want to include the additional 770 sq. ft. of basement at approximately \$231,000 cost (\$300 sq. ft.).
3. If not, what changes are needed?

Community Room, Covered Patio

The size of the community room has been adjusted between 4,000 sq. ft. and 3,500 sq. ft. in recent meetings. An idea was presented at the Aug. 8th city council meeting of adding roll-up doors to the 2,270 sq. ft. covered patio and upgrading the heating and cooling systems to expand the community room as needed for an additional cost of \$250,000 to \$300,000 depending on the types of doors that are chosen.

A door between the community room and covered patio can make it one large room. This could result in a 4,770, 5,270, or 5,770 sq. ft. (depending on comm. room size) of space on those occasions where it is needed, but would not require the cost of heat or a/c to 2,270 sq. ft. of the area 24/365. The visual impact of the glass doors (roll-up, bifold, or

A less expensive alternative to roll-up doors would be canvas. This would be beneficial for short-term activities where it would be desirable to keep wind and moisture from entering into the covered patio space. Radiant heaters and fans can make the space more comfortable, but it would not be considered conditioned space. Rolling the canvas walls up and down would be labor intensive for staff and the life of the canvas would be much shorter than permanent doors. Costs have not been developed for canvas walls, fans and

radiant heaters.

Reducing the community room by 500 sq. ft. would reduce the cost by \$250,000, reducing it by 1,000 sq. ft. saves \$500,000.

The table/chair count and storage space is still set for 300 guests.

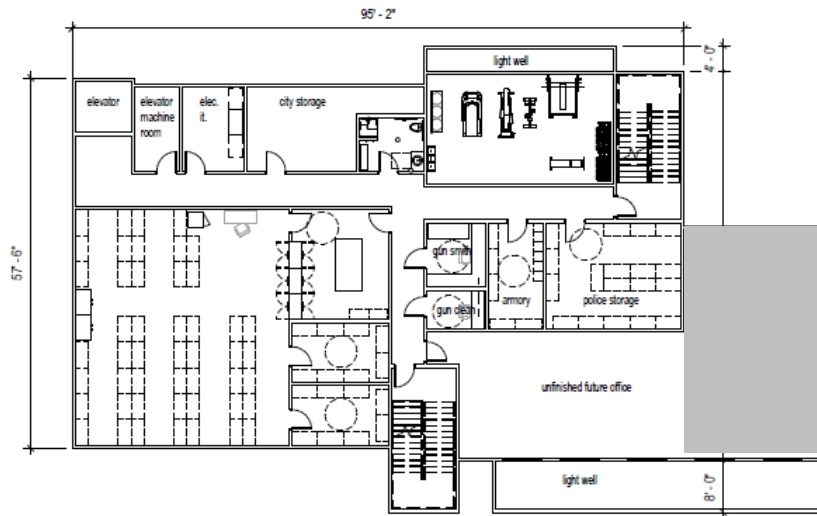
Questions:

1. How many square foot of area will the community room be?
2. Will the covered patio have canvas walls, enclosing glass doors, or left open?
3. If the covered patio will have glass doors, do you want roll-up or bifold?
4. If the covered patio is left open, do you want all 2,270 covered by roof or 1700 sq. ft. fully covered and 750 sq. ft. partially covered like the drawings have shown?
5. As costs and project scope are evaluated, what is your order of priorities from highest to lowest?
 - a. Usable conditioned space year-a-round.
 - b. Aesthetic appearance of the rooms (community room and covered patio).
 - c. View to the outside (inside the community room looking south, or view from the park looking into the building.
 - d. Partial enclosure and comfort for guests during inclement weather.
 - e. Longevity and durability of the building materials.
 - f. Overall cost.
 - g. Reduce scope to control cost.
 - i. Smaller community room
 - ii. Smaller covered patio
 - iii. Ability to enclose covered patio
 - iv. Other
 - h. Other priorities

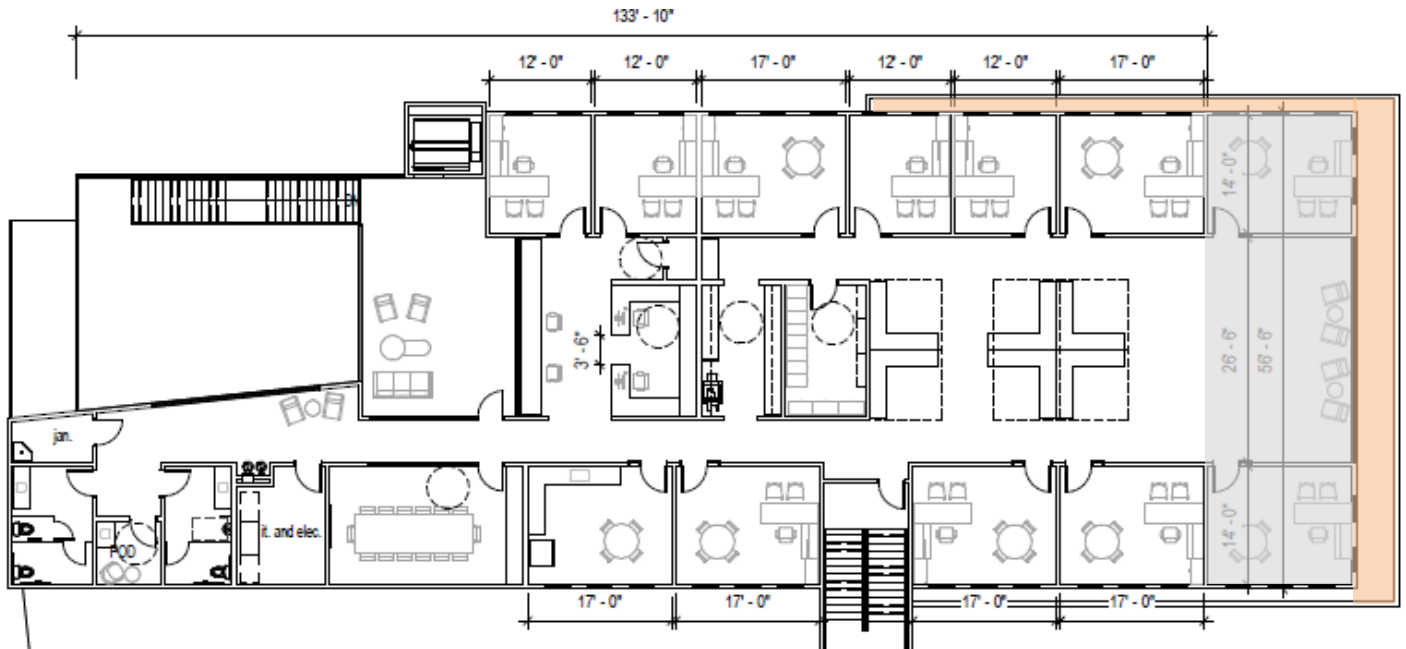
The attached plans show the building floor layout and currently include the covered patio, expanded 2nd floor and expanded basement in the total square footage of the building of 32,786. While not every square foot of building space costs exactly \$500 per sq. ft., using this as a basis, the estimated cost of the building is now \$16,393,000 and the original building estimate from Hogan was \$13,440,000. This increase would use \$2,953,000 of the \$5,155,747 contingency in the budget, leaving a \$2,202,747 balance.

I will work with Hogan to refine these numbers before Tuesday to give the most accurate estimate possible to help in the discussion.

Floor Plans:



Basement
Gray area = expansion 770 sq. ft.



2nd Floor
Gray area = expansion 960 sq. ft. (two offices will not be finished during initial construction)
Orang area = Police Dept. below

Examples of Canvas Enclosures

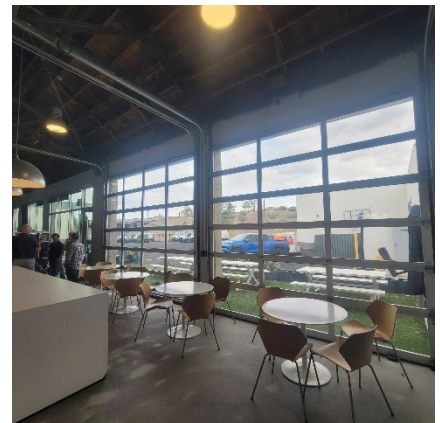
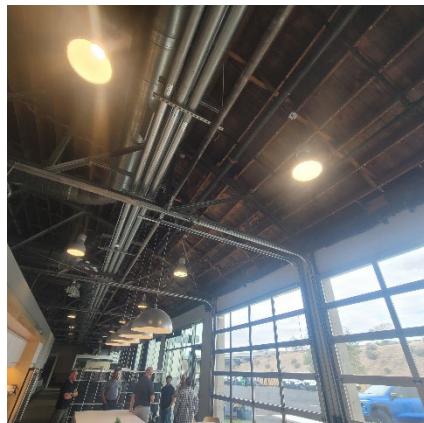
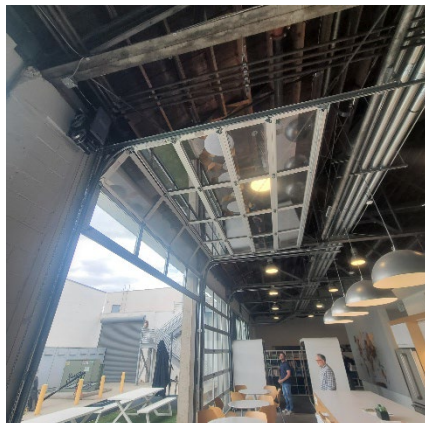


Examples of Horizontal Bifold Doors





Examples of Glass Roll-up Doors (Method Studio Offices)





AI generated renderings of roll-up
glass doors with Method Studio
drawings



Examples of Horizontal Glass Doors







4/3/2026

Project: Woods Cross City Hall
Owner: Woods Cross City
Architect: Method Studios
CMGC: Hogan

Preliminary Cost Opinion

Division/ Trade	Budget
010000 Allowances, Site Specific Conditions -----Total	\$ 224,800
020000 Existing Condition -----Total	\$ 705,000
030000 Concrete -----Total	\$ 831,600
040000 Masonry -----Total	\$ 1,665,000
050000 Metals -----Total	\$ 1,743,000
060000 Woods, Plastics, Composites -----Total	\$ 543,000
070000 Thermal & Moisture Protection -----Total	\$ 1,220,400
080000 Openings -----Total	\$ 1,430,000
090000 Finishes -----Total	\$ 2,130,000
100000 Specialties -----Total	\$ 314,000
110000 Equipment -----Total	\$ 200,000
120000 Furnishings -----Total	\$ 185,000
140000 Elevators, Escalators, Lifts -----Total	\$ 509,000
210000 Fire Suppression -----Total	\$ 287,200
22-23 Plumbing, HVAC -----Total	\$ 1,350,000
26, 27, 28 Electrical, Communication -----Total	\$ 1,845,120
31, 32 Earthwork, Utilities -----Total	\$ 1,406,000
320000 Exterior Improvements -----Total	\$ 5,264,552
Bid Subtotal	\$ 21,853,672
Preconstruction Fee	\$ 15,000
General Conditions (Based on 24 Months)	\$ 1,577,520
CM Fee	\$ 466,928
Bond and Insurance	\$ 233,464
Construction Contingency	\$ 700,392
Building Total	\$ 13,440,000
Site/Park Total	\$ 11,406,976
Project Total	\$ 24,846,976
*ADD Optional Owner Design Contingency (15%)	\$ 3,727,046.36
Total with Design Contingency	\$ 28,574,022.12
Total Soft Costs	\$ 4,995,123.75
Grand Total	\$ 33,569,145.88

**Pricing based on current market pricing. If not started in 2026, 5% increase to total.

Foundation Options *Assumed 20,000 sqft Footprint

#1. Rammed Agg. Piers	\$ 284,400.00	
#2 Helical Piers	\$ 412,500.00	
#3 Micro Piles	\$ 360,900.00	Option in estimate above
#4 Thickened mat foundation	\$ 563,200.00	less building concrete above

Woods Cross City Soft Cost List		
Civil/Survey	By Woods Cross City	\$ 12,000
Financing	By Woods Cross City	\$ 314,314
FFE (3.5%)		\$ 540,000
Special Inspections	By Woods Cross City	\$ 35,000
Connection Fees	By Woods Cross City	\$ 50,000
Impact Fees	By Woods Cross City	\$ 30,000
Security/IT/AV	Etimated	\$ 500,000
Design Fee/Drawings (5.5%)	By Woods Cross City	\$ 1,571,571
Builders Risk/ Property Insurance (1.5%)	By Woods Cross City	\$ 503,537

Hazardous Material Abatement/Soil Remediation	By Woods Cross City	\$	10,000
Owner Construction Contingency (5%)	By Woods Cross City	\$	1,428,701

**This is an opinion of probable costs to be used for budgetary purposes only and does not constitute a guarantee of costs. This estimate is based on preliminary concept designs. We have made numerous assumptions about the scope of work and level of quality. This estimate reflects current market costs. We recommend the Owner carry a project contingency to cover unknown project elements and future market conditions.

The following costs are not included and assumed to be paid by the Owner:

- * Governmental or regulatory permits and fees
- * Utility or infrastructure impact fees
- * Builders risk/property insurance
- * Design & engineering fees
- * Cost of 3rd party testing & inspection
- * Hazardous material abatement
- * Soil remediation or unforeseen site conditions
- * Soft Costs (land costs, financing costs, FF&E, etc)
- * Construction document reproduction (plans & specifications)
- * Prevailing wage rates and premium time (overtime, night work) are not included
- * No overhead power relocation

Project: Woods Cross City Hall & Hogan Park - Amenities Breakdown

	Trade/ Spec/ Page	Description	Allowance	Notes/ Answers
		Fencing around B-Ball and Pickleball Courts	\$100,000:	
		Playground	\$450,000:	
		Restroom	\$750,000:	
		Pickleball Courts	\$300,000:	
		Basketball Courts	\$125,500:	
		Water feature / Splash Pad	\$1,000,000:	
		Large Pavillions	\$375,000:	
		Small Pavillions (4.5)	\$400,000:	
		Walking Path	\$250,000:	
		Irrigation and Planting	\$750,000:	
		Relocate/Redistribute monuments/etc.	\$75,000:	
		Large tree removal/trimming/replacement	\$150,000:	
		Capping or relocation of well	\$50,000:	
		Porous Walkways / Playground Safety Surface	\$150,000:	
		* Total is only for site amenities listed above. Demolition, mass ex, fill, electrical, etc. not included.	\$4,825,500	

Staff Reports

Community Development Report

MEMORANDUM

To: Mayor Westergard, City Council Members
From: Curtis Poole, Community Development Director
Date: August 18, 2026
Re: Community Development Department Report



Below is the report for the month of July.

Building Permits and Land Use Applications

- 18 Residential Building Permits (6 New Single-Family)
 - \$2,584,506 total valuation
 - \$85,154 total permit fees
- 2 Commercial Building Permits
 - \$363,076 total valuation
 - \$43,938 total permit fees
- 3 Site Plan Applications
- 7 Miscellaneous Land Use Applications

Business Licenses

- 3 new Business Licenses
- 1 new Home Occupation Licenses
- 718 total Business Licenses

Code Enforcement

- 7 new Cases
- 127 total Active Cases
- Top Cases
 - Weeds
 - Unmaintained yard

Updates

- Sam has worked with our 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's 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.

- Bonnie and I are in the process of drafting updates to the business license code and will be bringing the language through the Planning Commission and City Council within the next couple of months.
- New construction projects underway
 - DC Customs and the Boat Shack – next to Pace's Dairy Ann
 - The Crossing townhomes – northeast of Woods Cross High and across 500 West from The Hills apartments
 - Salmon Electric office warehouse – 1379 S Redwood Road
 - Obic Trucking – 1221 W 2425 S
- New businesses coming to the city
 - Clear Cut Calibrations – Automotive recalibrations – 930 S 500 W
 - Patriot Forge – Welding and fabricating ornamental and architectural features – 2262 S 1200 W

Community Services Report

COMMUNITY SERVICES

Summer Recreation

We will receive the results from the University of Utah study this fall, and I am excited to use those findings to continue and strengthen this programming for youth workers next year.

The stained-glass class was extremely successful, and due to the positive response, we will be offering another class this fall at the Public Works Building.

Summer Literacy

Applied for a Rocky Mountain Power Foundation grant to help offset the rising cost of purchasing books and to support bringing engaging speakers and an author to the program in 2027. Suggestions welcome.

Senior Lunch

August Lunch

April Filler received a certificate from the Lieutenant Governor's Office in recognition and appreciation of her outstanding volunteer service.

Participation numbers are trending upward and are expected to continue increasing as we move into the fall and winter months.

YCC

The majority of our youth were able to participate in Night Out Against Crime, and a special thank-you to Michelle for helping make it such a great evening!

Our Youth City Council leadership has been selected, and all positions have been accepted. We are excited to welcome the new leadership team and look forward to a great year ahead. All Youth City Council members will be officially sworn in on September 1, 2026, at 6:00 PM at Hogan Park.

Upcoming

Blood Drive - August 24 1-7 PM

YCC Swear In Ceremony - September 1, 2026 @ 6PM Hogan Park

9/11 Project - September 8, 2026 @ 6:00 PM @ Public Works

Pumpkins in the Park - October 10, 2026 @ 6 - 8 PM @ Mills Park

Veterans Dinner - November 13, 2026 @6:30 PM @ Public Works

Holiday Lights - November 30, 2026 @ 6:00 PM

Police Report



WOODS CROSS CITY POLICE DEPARTMENT

SERVICE - LOYALTY - PRIDE

801-292-4422



Police Department



City Council Report July 2026

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-	735	July-	568
August-		August-	578
September-		September-	639
October-		October-	520
November-		November-	385
December-		December-	426

Patrol Overview

June 2026		June 2026	
Calls for service-	735	Calls for service-	618
Reports-	188	Reports-	214
Citations-	196	Citations-	104
Physical Arrests-	18	Physical Arrests-	16
Use of Force-	03	Use of Force-	00

Detective Division

- 22- Persons Crimes / Sexual Assault / Death Investigations /C.A.N.R. cases (child abuse neglect report)**
- 10- Theft / Property / Fraud Cases**
- 20- Cases closed with and without arrests.**
- 43- Active cases.**
- 04- Death Investigations.**

Department Activity

- Kids in the park with Woods Cross Police Department.
- Participated in Bountiful's Handcart Days Parade.
- Conducted extra patrols during the 4th and 24th. There were no fireworks related incidents.

Use of Force Reviews

The patrol sergeants and administration reviewed three use of force incidents for the month of July. The incidents were found to be within department policy and state law.

INVESTIGATIONS/ICAC

The investigations division received a case involving the aggravated sexual abuse of a child. The suspect is the father of the victim, and the offense took place in Woods Cross prior to the family moving to Emery County. Our detectives located the suspect and victim in Emery County and interviewed them. Det. Zierse was able to get a full confession from the suspect. The suspect was transported from Emery County and booked into the Davis County Jail.

Investigators also arrested a mother on child abuse charges in our city.

Detective Zierse was re-certified on the CVSA (polygraph).



WOODS CROSS CITY POLICE DEPARTMENT

SERVICE - LOYALTY - PRIDE

801-292-4422



Questions?

Public Works Report

Public Works Department Report

July 2026

Danny Rhodes
Sam Christiansen



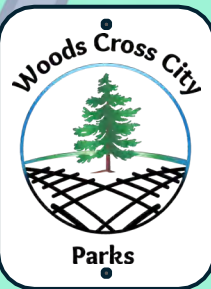
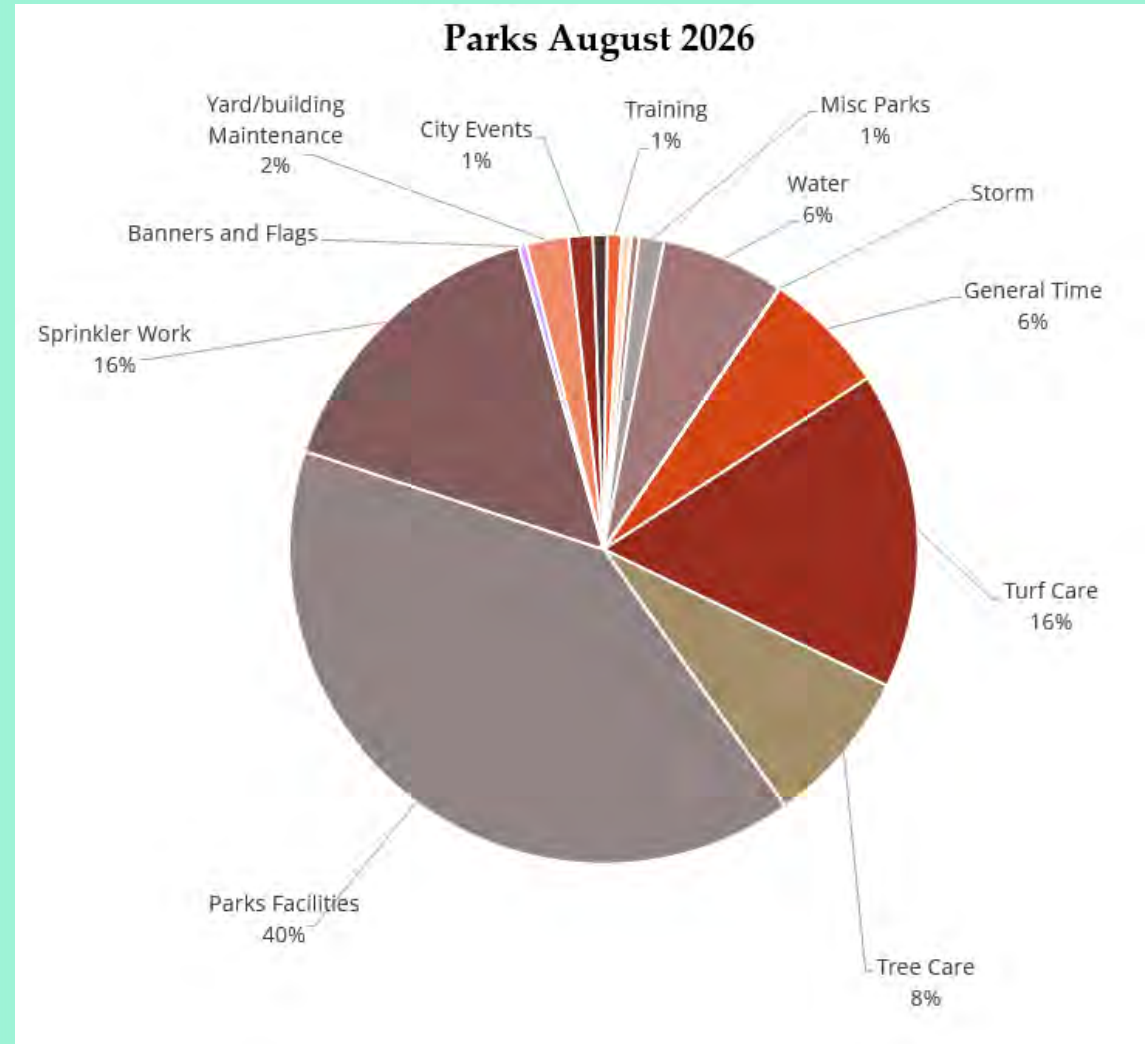
Parks Tasks July

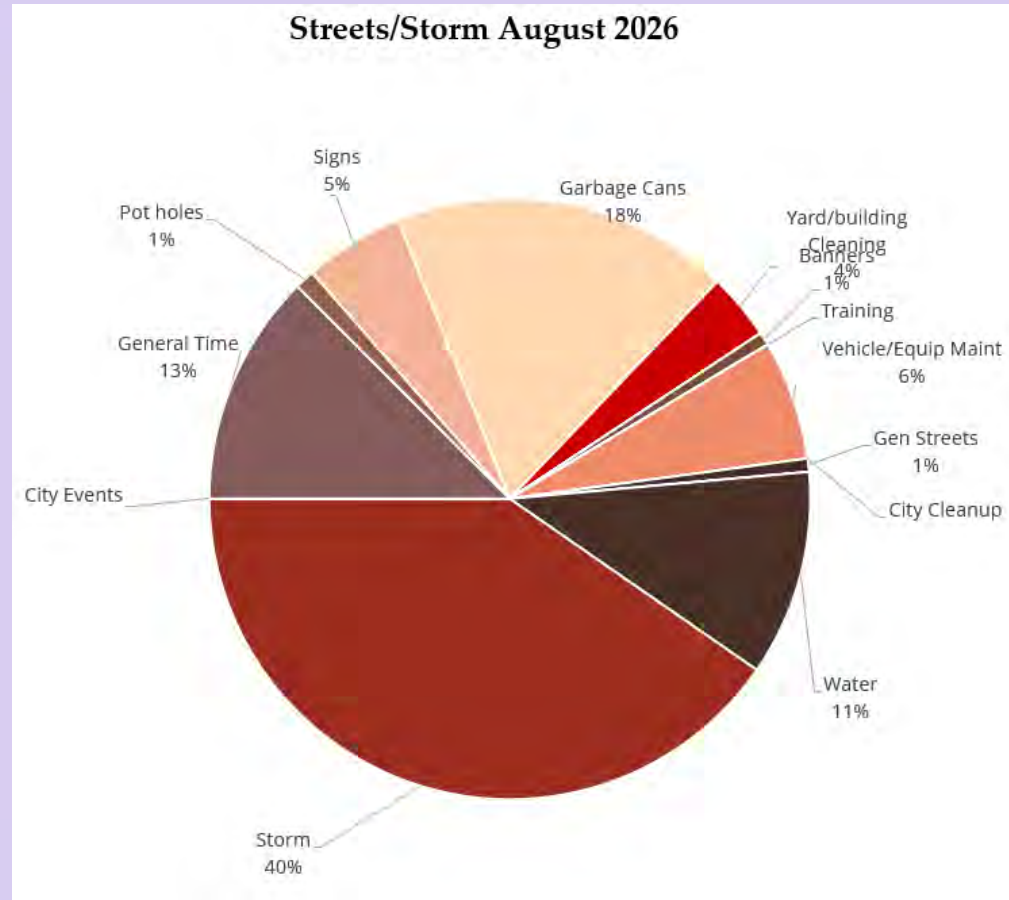
- Tee-Ball Field Upgrade
Home Plate and Bases Set
Removed Tons of Sod
Relocated and Capped Sprinklers
30 +Tons of Diamond Dirt
Battle Gophers Under Tee-Ball Field
- Sprinkler repairs
- Well 1 Reviving
- Restroom Maintenance/Repairs
- Pavillion and Table Cleaning
- Dog pots & garbage cans
- Gopher baiting and control
- Building Maintenance





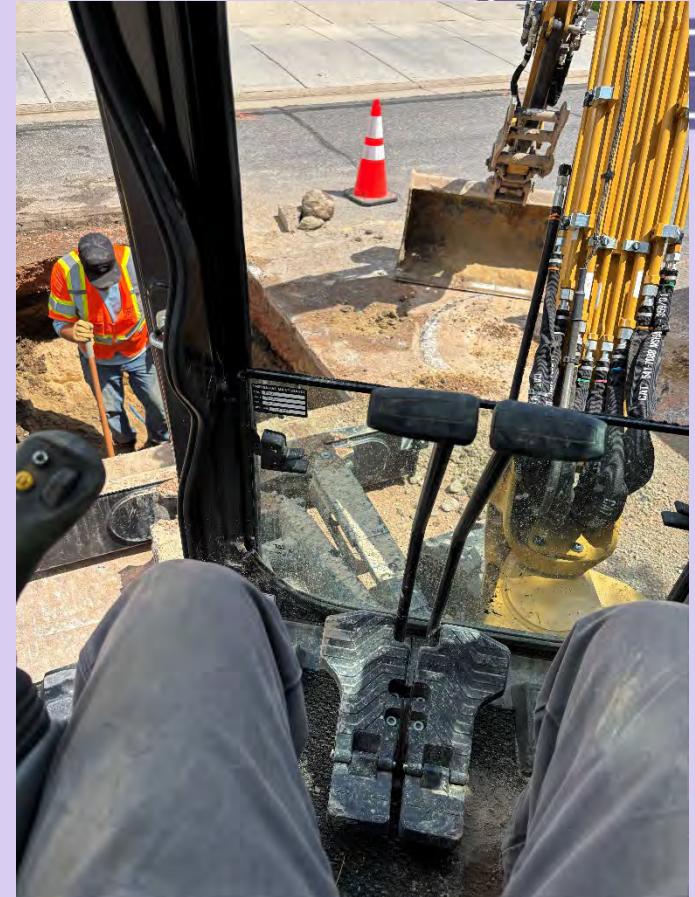
Parks Tasks July 2026



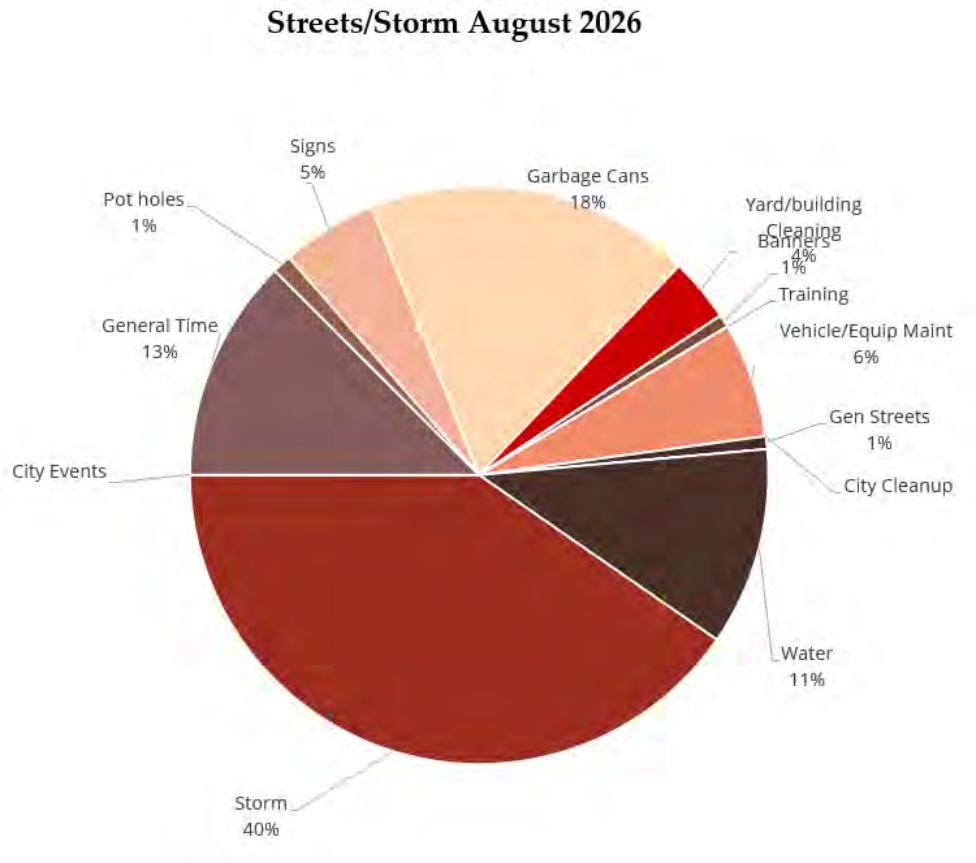


Street/Storm Water Tasks July

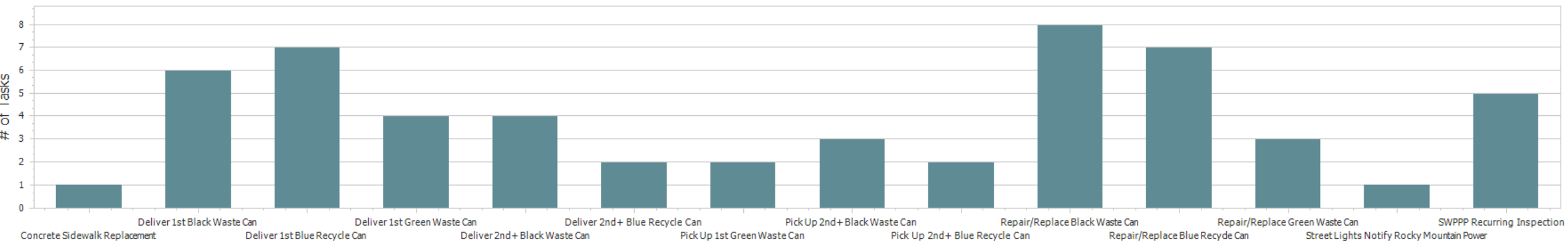
- Tree Chipping Program
- 20 + Tons of Asphalt (Water Leaks)
- Street Sign Maintenance
- Equipment Maintenance
- Filling potholes
- Garbage cans
- Moved furniture out of City Hall
- Took furniture to the auction
- Concrete List and Inspections
- Lots of Water Leak Help
- CDL Complete (Seth)
- Twin D Camera/Drain Line Cleaning
- SWPPP Inspections/Sites
- Detention Basin Cleaning/Inspections



Street Tasks July 2026



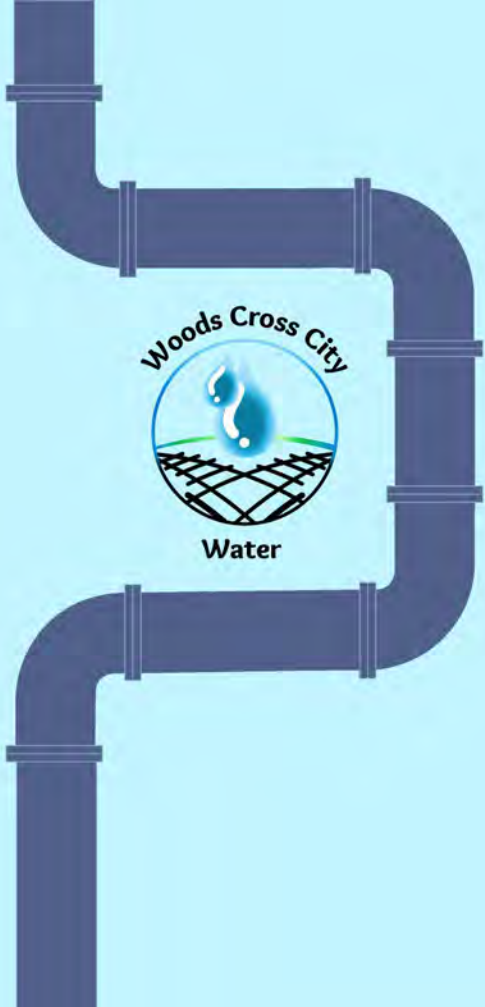
Number of Tasks by Task Type



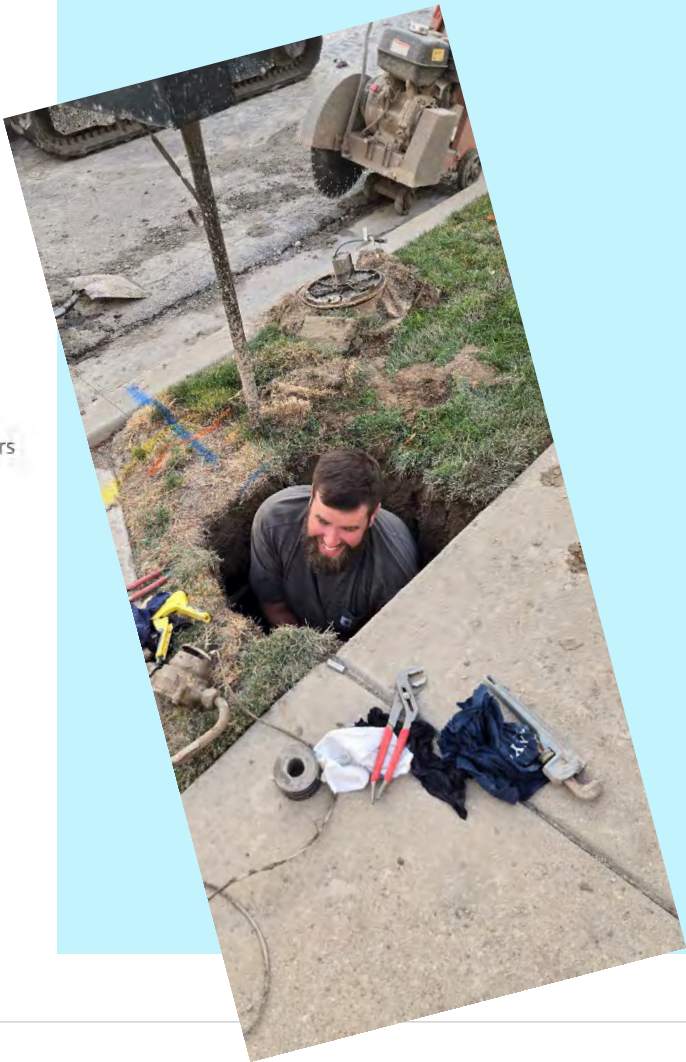
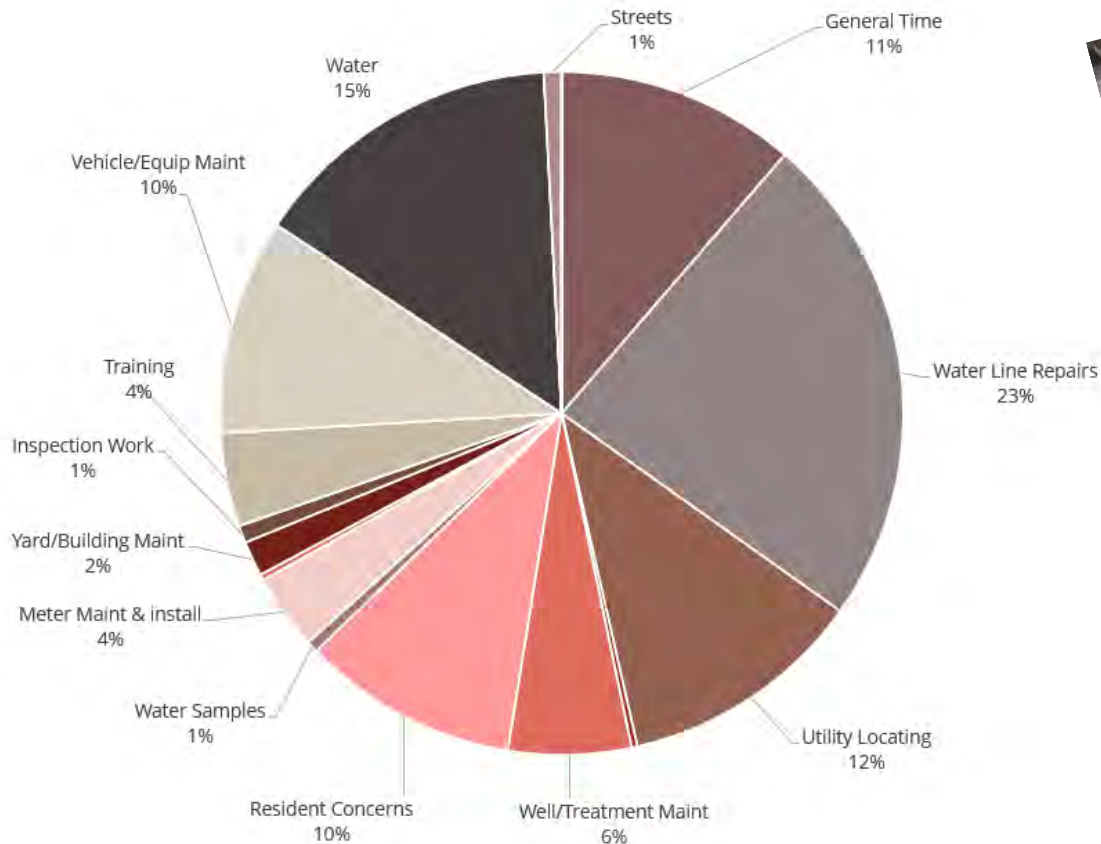
Water Tasks July

- 217 Bluestakes
- GAC replacement/vessel repairs
- 13 Water Leaks vs 5 in 2025
All Types (Beam Breaks, Service Laterals, Broken Valves, Setters)
- 21 Leaks in 2025 vs 18 so far this year
- Valve Exercising/Maintenance
- Routine Water Samples
- Parts Ordering/Inventory
- Asphalt Patch Help
- Well/Treatment Plant Maintenance



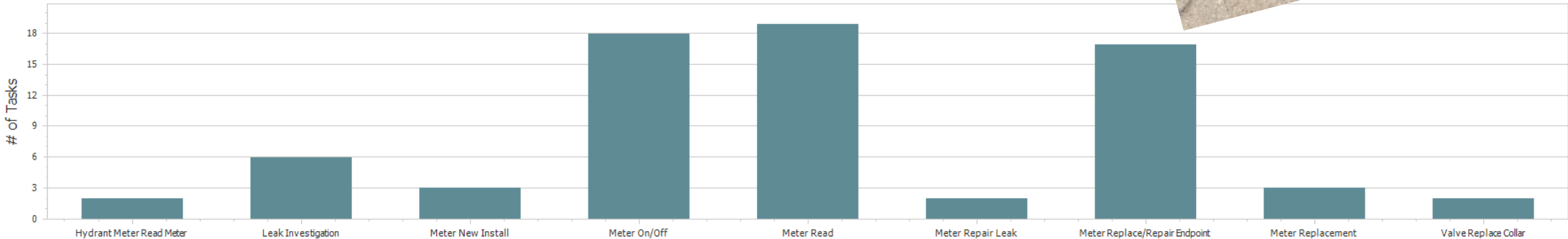


Water August 2026



Water Tasks July 2026

Number of Tasks by Task Type





Water Leaks July 2026



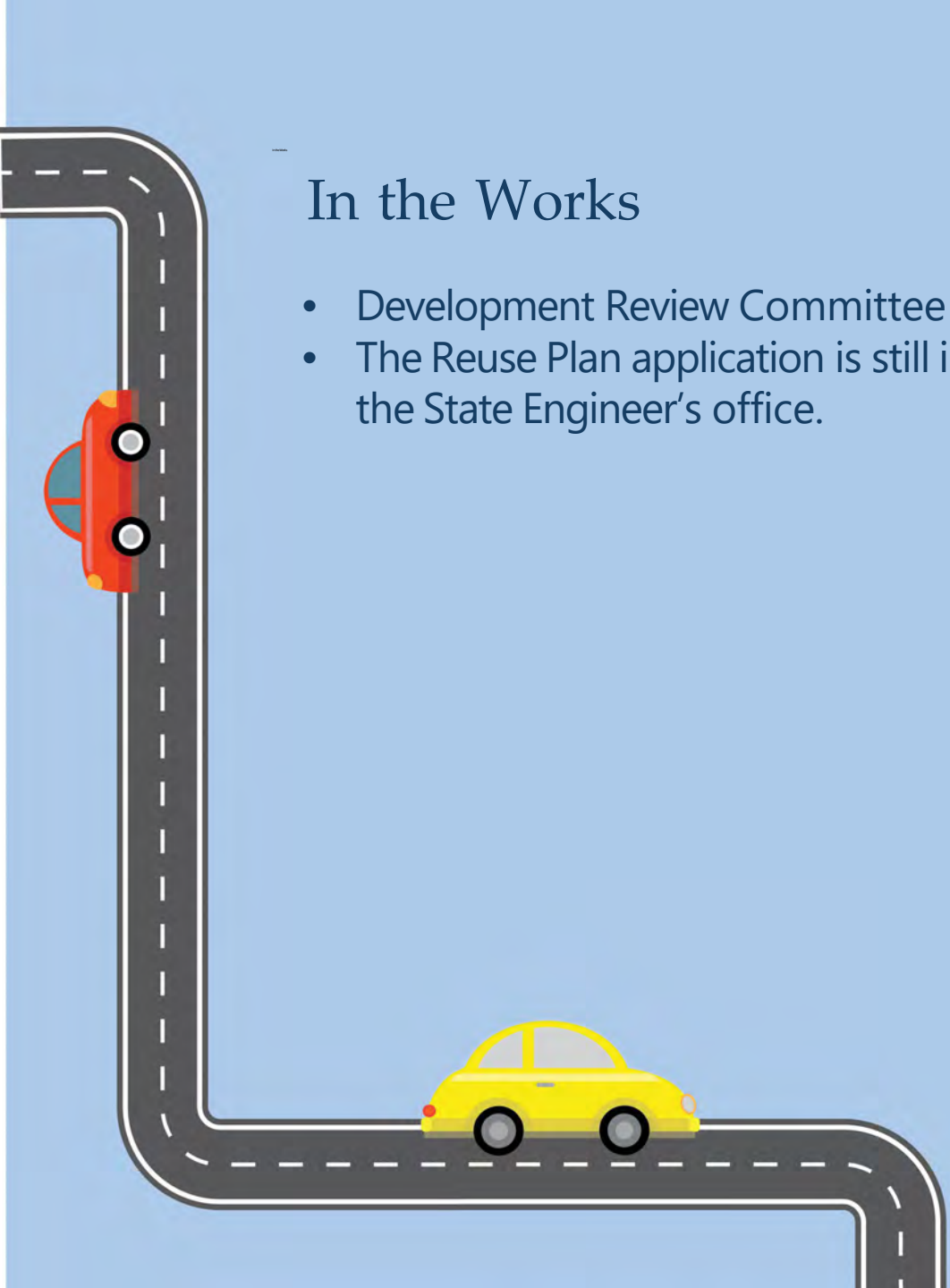
Current and Upcoming Projects

- 1500 S Reservoir Project – has been awarded on August 6th, and the preconstruction meeting is on August 20th.
- Well #3 continues, and the contractor is making good progress. Close to installing the final casing and pulling the temporary casing.
- 1100 W 2100 S to 2600 S Widening
 - UDOT has taken it over. Working on final design and right-of-way.
- Water Code Updates – waiting on the attorney to get free time.
- Water IFFP is near completion
- Received a \$75,000 Division of Air Quality grant to use toward a new 10 Wheeler Snow plow
- Working through some final punch list items on the Mill/Overlay and sealcoat projects.

In the Works

- West Legacy Trail concerns
- Post Construction and JUB are reviewing the settlement agreements. JUB has started paying the city the reimbursement in the form of credits
- Legacy Trail Sound Wall
 - Currently being installed
- Preparing to bring back to the council a roof replacement estimate for Public Works





In the Works

- Development Review Committee
- The Reuse Plan application is still in process at the State Engineer's office.

Projects Not Listed On Previous Slides

- 1100 W 2100 S to 2600 S Widening
- Well 3 Rehab and water reservoir are in design.
- Well 5 HVA replacement completed. Working out some issues with the contractor.
- The Dog Park fence is mid-installation, and the concrete work is 50% done. Shade shelter and benches installed at the end of August.
- Mills Park Trail and East Parking lot asphalt treatment August 1.
- 2025 Mill/overlay project to be done August 11th -15th.

City Administrator Report

Memo

To: Woods Cross Mayor and City Council

From: Bryce K Haderlie, City Administrator

Date: August 14, 2026

Re: City Administrator Report for Aug. 18, 2026, City Council Meeting



1. I've have been heavily involved in preparing for the upcoming FY27 Budget adoption and Truth In Taxation process for both the city budget and South Davis Metro Fire Service Area Budget where I am the Budget Officer for 2026.
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. Assisting with FY26 Financial Audit as needed.
4. Coordinating with Curtis Poole on annexation process on Redwood Road.
5. Attended the South Davis Metro Fire Service Area Board meeting on Friday, Aug. 7th.
6. I attended the Trust legal brief meeting to learn more about ways that we protect the city from liability through inspections and accurate reports.

Financial Report

This item will be added prior to the meeting on Tuesday, 8/18/26
and the link to the packet will be updated for a complete record

Type text here

Closed Session

WOODS CROSS CITY

Sworn Statement Regarding Closed Meeting of City Council

Location: 1555 S. 800 W, Woods Cross City, UT 84087

STATE OF UTAH)

: § August 18, 2026

COUNTY OF DAVIS)

I, Ryan Westergard, hereby affirm as follows:

1. I am the Mayor of Woods Cross City and make the following averments based on personal knowledge.
I presided at a duly noticed meeting of the Woods Cross City Council on August 18, 2026
2. Upon motion and a unanimous vote, the City Council closed the regular meeting and held a closed session for the sole purpose of discussing the acquisition or sale of real property, deployment of security systems, pending litigation and/or to discuss the character and/or competence of an individual(s) (Utah Code §52-4-205).
3. Upon conclusion of that discussion, the City Council meeting adjourned.



Ryan Westergard, Mayor

Subscribed and sworn to before me this August 18, 2026

Annette Hanson, City Recorder

Vote in favor of closed meeting:

Yea/Nay/Absent	Julie Checketts
Yea/Nay/Absent	Eric Sharp
Yea/Nay/Absent	Rachel Peterson
Yea/Nay/Absent	Jim Grover
Yea/Nay/Absent	Wally Larrabee