

**TREMONTON CITY CORPORATION
CITY COUNCIL MEETING
AUGUST 4, 2026**

Members Present:

Kristie Bowcutt
Brent Jex
Beau Lewis
Sharri Oyler
Blair Westergard
Bret Rohde, Mayor
Linsey Nessen, City Manager
Cynthia Nelson, City Recorder

CITY COUNCIL WORKSHOP

Mayor Rohde called the August 4, 2026 City Council Workshop to order at 5:00 p.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Mayor Rohde, Councilmembers Bowcutt, Jex, Lewis, Oyler, and Westergard, City Manager Nessen, and City Recorder Nelson. Also in attendance were Finance Director Jami Heiner, Police Chief Dustin Cordova, Code Enforcement Greg Horspool, City Planner Jeremy Lance, and Zoning Administrator ChrisDean Epling.

1. Call to Order and Declaration of Conflict of Interest
2. Council Reports and Updates

Councilmember Bowcutt said Public Works is great and the Planning Commission had a productive meeting.

Councilmember Lewis said I want to thank Parks and Recreation for their work on City events. They do so much. Main Street is moving along.

Councilmember Oyler said the Library, Senior Center and Food Pantry are all doing great.

3. Presentations:
 - a. **Title:** Mural Proposal – Police Department

Chief Cordova said we have been working on a mural for our fallen officers with their spouses. We would propose this mural go on the side of the police station. We have a couple renderings. Both spouses have their own favorites but have agreed they would be happy with any of them. We have been working on bids and finding people with the capacity to pull this off. We are looking at durability, timeline, and accuracy. They reviewed the different designs and bids. Chief Cordova said we would recommend the Adrenaline Murals. They are the most qualified of all the bids so far. We do have the ability to fund this with our budget, but wondered if there are special funds or other ideas

you have. Mayor Rohde said I think we should turn this over to the Arts Council for discussion. They do have a yearly budget for murals. You have our support, but you should get that Council involved. Chief Cordova said I am happy to bring it to them, the biggest thing for me is involving the family and making sure we are empowering them to be an intricate part of the process. Mayor Rohde said I have no doubt the Arts Council would approve any one of these options.

b. **Title:** ORD 26-14 Virtual Currency Kiosks

Chief Cordova said we have a couple crypto kiosks in Tremonton. Basically, they are an ATM for crypto transactions. There is a phone call scam going around, saying this is the police department, IRS, or FBI. You have to send this because you have an outstanding warrant or debt. If not, you will be arrested. This targets our elderly, and they follow the instructions. With banks, a lot of times, they can freeze those and get the assets back. With the cryptocurrency, they cannot. As soon as those transactions are done, the money is gone, and it is untraceable. This is more about protecting our citizens. Other cities have adopted something similar and none of them have been sued. Our City Attorney reviewed this and has drafted an ordinance. My recommendation is we would get rid of them, just because we do not want to see more victims in Tremonton. It is one of the best things we can do as a governing body to protect our citizens. We will still have ATMs, just not the Bitcoin ATMs. The Council agreed this is a good direction and they could always re-evaluate it if technology or things change. They would do that if needed over time. Chief Cordova clarified that the ordinance does not hamper anybody's ability to buy, trade, or be involved in crypto. It specifically targets those ATMs. I think this is a good move with the ability to change if needed.

c. **Title:** RES 26-48 Financial Consulting Professional Services Agreement

Manager Nessen said we have hired a full-time finance director so the current agreement with Finance Director Curtis Roberts does not make sense anymore. Director Roberts proposed some language changes. We proposed some changes back and he said, no, I am not doing that. The problem is we really need someone to prepare our audited financial statements. Director Roberts specifically said he does not want to do that anymore. We can go out to RFP and see if there is a firm that wants to do it. Our suggestion would be to go to RFP and if Director Roberts is not willing to provide us one of the main things we need, then he can always put in for that. He has mentioned he is going to up his hourly fee. This would become an hourly fee, not the \$25,000 set amount for work. Finance Director Jami Heiner said his cost was roughly \$140 and now is \$250 per hour. We would use him on an as needed basis. There is no lump sum payment anymore. He is interested in moving away from a fixed base agreement and doing more consulting. Manager Nessen said he could still put in for the RFP. One of the main things we need is someone to prepare the audited financials. He has been with the City for a long time and does have a lot of institutional knowledge.

d. **Title:** RES 26-49 Sorensen-Estrada Day

Mayor Rohde said Councilmember Jex has put together a neat concept to recognize this horrible event that happened in our community on August 17. He has been working with the families to come up with something. We would like to designate August 17 as Sorensen-Estrada day in Tremonton City. Councilmember Jex said every year could look a little different depending on the milestone.

e. **Title:** ORD 26-15 Planning Commission Term Limits

Planner Lance said we took the ordinance back to draft and looked specifically at the term limits. Our recommendation from the Council is three years as the current ordinance states, but with new language specifying the term limit, suggested language regarding alternates, included language about having the NPI members being alternates. Our attorney recommended against that. There are training hours that alternate members need to keep their status. Our attorney looked closer at State rules regarding Planning Commission and open meetings and made recommendations based on that. We brought the language back to you for approval. Once their term is up, they would move on or fill out an application to reapply. Administrator Epling said the Council would make those appointments. They have three years, but it does not say anything about renewal. Mayor Rohde said according to this ordinance, every three years they could re-up, but we need to make sure we go through the proper process. Planner Lance said Planning Commissions across the State can have their own bylaws. We are aiming to bring a draft of our Commission's bylaws to this body.

f. **Title:** ORD 26-16 Amending Ch. 1.03.005 & 1.18.040 Fencing Provisions

Planner Lance said this goes through several sections of the general fencing provisions. We saw some inconsistencies and wanted to make these guidelines clearer. Within the general fencing provisions, it talks about site obscuring fencing and non-site obscuring fencing, but when you call something out in standards, you always want to have a definition to pair with it. We are adding definitions to bolster that part of the code. Then in the general fencing provisions, subsection A, property line installations standards clarified. The amendment defines language related to fencing placement to emphasize installation relative to verified property boundaries. Additional language clarifies the property owner is responsibility for boundary verification, allows for survey confirmation where property lines are uncertain prior to installation. In short, it is on the property owner to get a survey themselves if they have questions about where their boundaries are. You can rely on survey monuments, but if there are any questions, hire a professional. Before it was mandated, now it is suggested. Subsection B, corner lots and clear vision triangles clarified. The amendment removes references to double frontage lots. There is already a definition for corner lots. We are just cleaning it up. Subsection E is easement conflict clarification. This amendment adds language clarifying that where a conflict exists with a recorded utility easement, the greater easement width shall apply to reserve utility access and legal right-of-way. Subsection F, utility access and fencing modifications clarified. Dalton looked at this section specifically. Administrator Epling said whether the fence shall be installed within the cross easement depends on specific terms of the easement and must be determined on a case-by-case scenario. The Planning

Commission did not want to put a blanket, you can or cannot put a fence in an easement. This gives the City the ability to take in case-by-case scenarios. The City does not interpret, enforce, or provide legal opinions regarding easement rights other than an easement owned or controlled by the City. Property owners are responsible for determining whether the proposed fence is allowed and should get legal counsel if they have questions regarding their rights or obligations. Easements are not always within the control of the City because sometimes they are with another utility company. This gives the City the ability to do a case-by-case rather than a blanket statement. Planner Lance said subsection I looks at materials. We just defer to the building code. Subsection K talks about private covenants clarified. This amendment replaces broad language regarding CC&Rs with neutral language, directing property owners to review applicable recorded covenants or private agreements, prior to fence installation.

g. **Title:** Discussion of Affordable Housing & Flow Charts

Administrator Epling said I am excited about where Tremonton is going. I want to start doing quarterly updates. I have put together your cheat sheets. This first one is a flow chart. It is the zoning district's cheat sheet and has all your zoning codes. Here is our commercial districts, industrial districts, and specialized zones. I also have the PC, Planned Community zone, if approved. That would be the tool we will be using for overlays as we move forward. Here is the legislative rezoning process. There is also a rezone application process, as well as the annexation process. According to our current Land Use Plan, this is a summary of every section we have. We have goals in the Land Use Plan, this is residents' feedback of what they wanted Tremonton to look like in land use, parks and trails, environment, downtown, housing, and economic development. They want to preserve agricultural character, concentrate development in existing urban areas along arterial routes, which is a good planning principle. Ensure compatibility of adjacent land uses. That keeps you from spot zoning with appropriate buffers. Encourage street trees, quality architecture and variety housing types. These things were pulled straight from our Land Use Plan. This will change as we update our General Plan, which I just put an RFP out and have submitted it to the State. I have also included a future land use plan and a current zoning map.

Administrator Epling said we are doing really well with our affordable housing. This letter came from the Governor's Office of Economic Development and Housing and Community Development. We have to turn in reports on what housing we have coming into Tremonton. In 2025, the Housing Community Division reviewed our report and found the submitted report complied with State requirements. I could not really define what affordable housing is because I do not have a price tag, but because of Tremonton's General Land Use Plan, affordable housing in Tremonton is 8,000 square feet or lower. Good planning principles are to grow where infrastructure allows. Preserve rural and agricultural character. That is the General Plan's top priority. Next is match housing to a range of needs. A healthy city offers starter homes, move-up homes, and larger lots, not just one price point and then a balanced growth with fiscal health. We want to make sure we are growing with our fire and police, as well as public works. This takes all those into consideration. We do have other developments that are in the works and would not be in

the database yet. This is what has been approved and is coming. We have 240 apartments, 460 townhouses, 216 R-1 through R1-7 single-family homes, and two R1-8 single-family homes. A lot of that is going to be in River's Edge. They have a lot of good-sized homes. We also have some commercial and retail coming. Councilmember Jex said I just want to make sure when we talk about these numbers we are not just saying, we are going to try and keep up on public safety, but that we are actually keeping up on it. Administrator Epling said that is why we are having an impact fee reassessment done. In summary, this is where we go from here. Number one, keep density in the urban core. Two, grow the larger lot pipeline. Three, watch the sewer capacity closely. Four, keep pursuing commercial growths. That is where we are as a planning department.

h. **Title:** Discussion of Connection Plan and goals for the City

Mayor Rohde said I have summarized all that we have discussed over the past year and a half, and it comes down to a couple of key questions to button this up. I say we should stay across the board with our mission vision and not create anything new. We currently have 15 goals. Do we carry this many at once or narrow them down? A lot of the goals are already in the works. One is our website, which is almost done. These goals would be worked on for the next couple of years and through different departments. We can track the goals and see how we are doing and if we are falling behind or if we are ahead. I am comfortable moving on with these 15 if the Council is. Councilmember Lewis said I tried to trim them, but they all seem reasonable.

Mayor Rohde said we have the public transparency dashboard. I talked today with citizen portal about AI. We are teaming up on things that will help us see how we are doing with transparency. That would easily fit on our main dashboard. The Council already adopted the dignity index, however, are you okay if we build this into our departments as part of our evaluation processes. Councilmember Jex provided a caution on how those systems can sometimes be weaponized. Mayor Rohde said we want it to be a growing tool, not anything punitive. Councilmember Lewis said it is really hard to program culture. If you want to see the results of an organization, look at the principles they believe in. It is more about fostering the principles we want, and the results will happen. If we have core issues, we need to change the lens through which our people look, and the results will take care of themselves. Mayor Rohde said we could dump this for now. I am seeing some great things happening in the City. A lot of dignity is taking place already. Next, we want an event count baseline. How many events do we want to do this year, and do we want to set a target percentage? Do we want to push for any gateways in our City? I think signage is key. We also want positive stories to be published each month. We could do a campaign on our website of positive stories happening in Tremonton, maybe five a month. We also need to hold more town hall meetings with all the Council involved. Next, how many economic development prospects should be in the pipeline? Administrator Epling said five to seven would be realistic. Mayor Rohde said how many officers per population ratio should we have? Councilmember Jex said we could aim for one officer per every 825 citizens. When asked about the utility rate study, Manager Nessen said that should take six months. Mayor Rohde said let us shoot for January 1. We also want to reduce our overall household water use. We will work with Director

Mackley on that. There is also the baseline for the cumulative savings target. Will that be for the General Fund or all funds? Director Heiner said it would depend on each fund because there are different amounts, I would probably base it off operational costs. Mayor Rohde said we will finalize this and get it ready to roll out.

The Council then moved into a Closed Meeting to discuss economic development and character of an individual.

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

The Council moved into a closed meeting at 6:36 p.m.

4. **CLOSED MEETING:**

- a. *Strategy session to discuss the purchase of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms; and/or*
- b. *Strategy session to discuss the character, professional competence or physical or mental health of an individual; and/or*
- c. *Strategy sessions to discuss pending or reasonably imminent litigation; and/or*
- d. *Discussions regarding security personnel, devices or systems*

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

The Council returned to open session at 6:58 p.m.

The meeting adjourned at 6:58 p.m. by consensus of the Council.

CITY COUNCIL MEETING

Mayor Rohde called the August 4, 2026 City Council Meeting to order at 7:00 p.m. The meeting was held in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Mayor Rohde, Councilmembers Bowcutt, Jex, Lewis, Oyler, and Westergard, City Manager Nessen, and City Recorder Nelson. Also in attendance were Finance Director Jami Heiner, Police Chief Dustin Cordova, Code Enforcement Greg Horspool, City Planner Jeremy Lance, and Zoning Administrator ChrisDean Epling.

1. Call to Order
2. Roll Call
3. Invocation by: Mayor Rohde

Pledge led by: Sergeant Gailey

4. Approval of Agenda:

Motion by Councilmember Bowcutt to approve the agenda of August 4, 2026. Motion seconded by Councilmember Oyler. Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

5. Declaration of Conflict of Interest: None.

6. Presentations

a. Years of Services Award to Skyler Gailey for 10 years of service at Police Department

Chief Cordova gave a bio on him, and the Council thanked him for his service.

7. Citizen Engagement – General Public Comment

Bill Roosma explained an experience he had while on active duty in the Marine Corps. I worked on airframes. When Bill Clinton came in, he cut us from 16 men to 2. We were putting out 35 assets a day. Nobody is allowed to sign off their own work, but how do you do that when you only have two men? Training went out the window. If an aircraft goes down, there is a big investigation to find the component that failed. They can trace that and if that plane went down due to negligence, the person who worked on that component is done. Can you see the amount of pressure and stress there. That is a high stress job, just like law enforcement. We have to have the numbers. Law enforcement cannot just push training off, but when everybody is off training or somebody is sick, they have a hard time covering their shifts. As a citizen, I expect law enforcement to be available for me. We do not have enough law enforcement. You need to hire more officers. They are working 12-hour shifts and it should be 10. It is your responsibility as our leaders to make sure our police department is manned.

8. Unfinished Items from City Council Work Session: None.

9. Consent Agenda - Any Councilmember may request an item be removed for separate discussion – Roll Call Vote

a. Approval of minutes – August 4, 2026

b. Approval of Resolution No. 26-48 Financial Consulting Professional Services Agreement

c. Approval of Resolution No. 26-49 Sorensen-Estrada Day

Motion by Councilmember Lewis to approve the Consent Agenda, tabling resolution 26-48 and going to RFP. Also, modifying 26-49 to allow the Police Chief to determine how that goes in the future. Motion seconded by Councilmember Bowcutt. Roll Call Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

10. Strategic Business (Ordinances & Policies)

a. Discussion and consideration of adopting ORD 26-14 Virtual Currency Kiosks

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

b. Discussion and consideration of adopting ORD 26-15 Planning Commission Term Limits

Planner Lance said discussion during the Work Session yielded a correction to this draft. We would be happy to draft that language and work with Recorder Nelson to have the mayor sign a new document. He then read through the revised text. The term limits of appointed members of the Planning Commission shall be three years and shall expire in January of the third year following appointment and until the respective successors shall be appointed, provided that terms shall be assigned and adjusted as necessary to maintain staggered appointments so that the terms of two members expire each year.

Motion by Councilmember Bowcutt to adopt the ordinance with the change on the Planning Commission term limits of no more than two Commissioners going out per year and at least one alternate. Motion seconded by Councilmember Oyler. Roll Call Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

c. Discussion and consideration of adopting ORD 26-16 Amending Ch. 1.03.005 & 1.18.040 Fencing Provisions

Layne Wilding said I appreciate what staff has done in the revision relative to what is said. The version that came to DRC said residents would be responsible for replacing the fence if it gets torn down by the City or whoever is working on the easement. I have two water mains that run through my property. I am not part of the City yet, but the wording concerns me. It says, I as a citizen would be responsible to replace the fence the City tore down. We need to be good neighbors so that did not make good sense to me. If I had a fence the City wanted to tear down, I hope you would try to replace it. There are some things here I am a little concerned about. However, I do appreciate the rewording of that section. The Council assured him, if it came to that, the City would work with the property owner to do that in a considerate way and discussions would be had.

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

11. Reports and Calendar

a. City Leadership Report

Manager Nessen said we got an offer on the old ambulance from Willard City. Chief Jarow just needs a thumbs up from the Council to dispose of said property to Willard for \$10,000. Elwood City has emailed me back about their rooftops we are covering for fire. I will send out their bill for that.

Mayor Rohde said someone asked about the City sponsoring a donation. Manager Nessen said we have a line in your budget for community relation type events so we can sponsor different things like the Junior Livestock. Councilmember Lewis said I think it is a weird position to be in to take taxpayer dollars and put them toward charitable things. Where is the line? The Council said they could stop that practice, but Manager Nessen reminded them that this would include the Boys and Girls Club and the New Hope Crisis Center. The Council agreed to have more discussion in an upcoming Town Hall meeting. They will plan to hold that on September 24, at 6:00 p.m.

b. Upcoming Calendar Items

Mayor Rohde said the City party is September 14, at 5:30 p.m., at North Park.

The Council then move into Closed Meeting for Economic development discussion.

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

The Council moved into a closed meeting at 7:35 p.m.

12. *CLOSED MEETING:*

- a. *Strategy session to discuss the purchase of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms; and/or*
- b. *Strategy session to discuss the character, professional competence or physical or mental health of an individual; and/or*
- c. *Strategy sessions to discuss pending or reasonably imminent litigation; and/or*
- d. *Discussions regarding security personnel, devices or systems*

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

The Council returned to open session at 8:11 p.m.

13. Adjournment.

Motion by Councilmember Jex to adjourn the meeting. Motion seconded by

consensus of the Council. Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

The meeting adjourned at 8:11 p.m.

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

Dated this _____ day of _____, 2026.

Cynthia Nelson, City Recorder