Tremonton City Corporation
City Council Meeting
September 1, 2026
Meeting to be held at
102 South Tremont Street
Tremonton, Utah

CITY COUNCIL WORKSHOP AGENDA
6:00 p.m.

1. Call to Order and Declaration of Conflict of Interest

2. Council Reports and Updates – 15 minutes

3. Presentations:
   a. **Title:** Discussion of RES 26-53 Planning Commission Members
      Presenter: Councilmember Kristie Bowcutt
      Estimated Time: 10 minutes

   b. **Title:** Discussion of RES 26-54 Government Funding Consultant Services Agreement
      Presenter: Administrator ChrisDean Epling
      Estimated Time: 10 minutes

   c. **Title:** Final Review of Connection Plan and Goals for the City
      Presenter: Mayor Rohde
      Estimated Time: 20 minutes

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*

Please note that any agenda item listed on the City Council Workshop may be discussed in the 7:00 p.m. City Council Meeting

CITY COUNCIL MEETING AGENDA
7:00 p.m.

1. Call to Order

2. Roll Call

3. Invocation by:
   Pledge of Allegiance:

4. Approval of Agenda

5. Declaration of Conflict of Interest

6. Citizen Engagement – General Public Comment
   - Residents may address the Council on any item **NOT** listed on the strategic business portion of the agenda
   - Rules of engagement:
     1. **Our Dignity Standard:** Hard conversations require the honest truth and a respectful tone. We're committed to fixing the problems without making it personal. Let's keep this conversation productive so we can get back to the work of building a better Tremonton.
     2. **Priority:** Speakers who registered on the signup sheet at the door prior to the meeting will be called in order. Citizens from the audience will then have time to speak.
     3. **Time Limit:** 3 minutes per individual
     4. **Response:** Under State Law, the Council cannot debate or take action on non-agenda items. We will listen and may direct staff to follow up.

7. Unfinished Business from Work Session

8. Consent Agenda - Any Councilmember may request an item be removed for separate discussion – Roll Call Vote
   a. Approval of minutes – August 18, 2026
   b. Approval of Resolution No. 26-53 Planning Commission Members
   c. Approval of Resolution No. 26-54 Government Funding Consultant Services Agreement

9. Strategic Business (Ordinances & Policies) - None

10. Reports and Calendar
    a. City Leadership Report
    b. Upcoming Calendar Items

11. *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

12. Adjournment

Anchor location for Electronic Meeting by Telephone Device. With the adoption of Ordinance No. 13-04, the Council may participate per Electronic Meeting Rules. Please make arrangements in advance.

In compliance with the Americans with Disabilities Act, persons needing special accommodations, *should contact Cynthia Nelson no later than 48 hours prior to the meeting.*

This meeting will be lived streamed via YouTube at https://www.youtube.com/@tremontoncity

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in accordance with Utah State Code on this 27th day of August, 2026

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Cynthia Nelson, CITY RECORDER

RESOLUTION NO. 26-53

A RESOLUTION OF TREMONTON CITY COUNCIL APPOINTING JEREMY MATTHEWS TO SERVE ON THE TREMONTON CITY PLANNING COMMISSION AND REAFFIRMING AND APPOINTING EXISTING PLANNING COMMISSION MEMBERS

WHEREAS, Utah Code 10-9a-301 requires that each municipality shall enact an ordinance establishing a Planning Commission; and

WHEREAS, Tremonton City has enacted an ordinance establishing a Planning Commission for Tremonton City, Utah, which is codified in the Tremonton City Land Use Code Sections 1.04.010 through 1.04.055 (hereafter "Tremonton City Ordinance" or "Tremonton City Land Use Code"); and

WHEREAS, the Tremonton Planning Commission is composed of five (5) members, two (2) Alternates and a City Council member as an ex-officio and non-voting Member of the Planning Commission; and

WHEREAS, Section 1.04.035 of the Tremonton City Land Use Code outlines the role of Planning Commissioners as public officials who are political appointees of the City Council; and

WHEREAS, as non-elected public officials, Planning Commissioners do not have a constituency, nor do they represent the citizens or a neighborhood; and

WHEREAS, Section 1.04.035 of the Tremonton City Land Use Code states that the Planning Commission's primary purpose is to be an advisory body to the City Council by providing reasoned recommendations to the City Council on land use matters; and

WHEREAS, since a Planning Commission member does not have a constituency nor do they represent the citizens and/or a neighborhood, with their primary purpose being a land use advisor to the City Council, the Tremonton City Ordinance expressly permits that a Planning Commissioner may reside outside of Tremonton City's incorporated limits; and

WHEREAS, the Tremonton City Ordinance also defines the role and authority of the Planning Commission; the mode of appointment and the procedures for filling vacancies and removal from office; and other details relating to the organization and procedures of the Planning Commission; and

WHEREAS, Section 1.04.015 of the Tremonton City Land Use Code states that when vacancies occur in the Planning Commission, a City Council member that is an ex-officio member of the Planning Commission shall appoint an individual to serve on the Planning Commission with the advice and consent of the City Council; and

WHEREAS, Section 1.04.015 of the Tremonton City Land Use Code requires that in cases when a City Council member has not been assigned to be an ex-officio Member of the Planning

Commission, the Mayor shall appoint an individual to serve on the Planning Commission with the advice and consent of the City Council; and

WHEREAS, Section 1.04.015 of the Tremonton City Land Use Code states that it is the responsibility of the City Council member or Mayor that is appointing, with the advice and consent of the City Council, to make a careful and critical evaluation of the individuals ability to fulfill the role of a Planning Commissioner; and

WHEREAS, to aid in the evaluation process, the City Council or Mayor may interview or request a letter of interest, resume, written statement about growth-related issues, etc., from the perspective Planning Commissioner; and

WHEREAS, Councilperson Kristie Bowcutt, serving as an ex-officio member of the Planning Commissioner, now proposes that the Tremonton City Council consents to the following appointments or for the City Council to provide its advice on whom to appoint to the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED that the Tremonton City Council hereby appoints Jeremy Matthews to the Tremonton City Planning Commission and reaffirms and appoints the following individuals as members of the Tremonton City Planning Commission for the following duration:

Commission Member[1]	Start Date of Term	End Date of Term
Micah Capener	September 2012	January 1, 2027
Andrea Miller	August 2024	January 1, 2027
Karen Ellsworth	January 2025	January 1, 2028
Ben Greener	May 2026	January 1, 2029
Jack Stickney	August 2026	January 1, 2029
Alternate Member	Start Date	
Ashlee Phillips	January 7, 2025	TBD
Jeremy Matthews	September 1, 2026	January 1, 2028
Ex-Officio Member[2]	Start Date of Term	End Date of Term
Kristie Bowcutt	January 2026	Not Applicable

Note [1]: The terms of the appointed Members of the Planning Commission shall be three (3) years and shall expire in January of the third year following appointment, and until their respective successors shall have been appointed provided that terms shall be assigned and adjusted as necessary to maintain staggered appointments so that the terms of no more than two (2) members expire each year. Alternate members shall serve under the same term provisions and may serve in place of absent or disqualified members until a new replacement is appointed as provided by this chapter. Except that the terms of appointment shall be such that the terms of two (2) Members shall expire each year. The Planning Commission existing at the time of passage of this chapter shall continue to serve, and the terms of its Members shall be fixed by the City Council in such a manner as to comply with the above provisions for staggering terms of service. Vacancies of appointed Members occurring other than through the expiration of a term shall be filled for the remainder of the unexpired term by appointment of the City Council.

Note 2: The City Council member assigned to be the ex-officio member shall serve at the pleasure of the City Council. (See Tremonton City Land Use Code, Section 1.04.020 Term of Office)

Adopted and passed by the City Council on September 1, 2026. Resolution to become effective upon adoption.

TREMONTON CITY
A Utah Municipal Corporation

By ______________________________
Bret Rohde, Mayor

ATTEST:

____
Cynthia Nelson, City Recorder

RESOLUTION NO. 26-54

A RESOLUTION OF THE CITY COUNCIL OF TREMONTON CITY, UTAH, APPROVING A GOVERNMENT FUNDING CONSULTANT SERVICES AGREEMENT

WHEREAS, Tremonton City owns, operates, and maintains wastewater treatment facilities and related municipal infrastructure, and has ongoing and anticipated capital improvement needs associated with the continued operation, maintenance, expansion, and improvement of such infrastructure; and

WHEREAS, the City intends to pursue funding from the Utah Community Impact Board ("CIB") and/or other state or federal funding sources to address these infrastructure needs, including improvements to the City's wastewater treatment system and related facilities; and

WHEREAS, the City desires to engage a qualified government funding consultant to assist in identifying, evaluating, pursuing, and obtaining available funding opportunities from CIB and other similar state or federal funding sources on an ongoing basis; and

WHEREAS, City staff have identified a consultant with the requisite knowledge, experience, and relationships relevant to identifying funding sources and preparing, presenting, and securing CIB and related government funding for municipal projects; and

WHEREAS, City staff have negotiated a Government Funding Consultant Services Agreement as contained in Exhibit "A" setting forth the scope of services, compensation, and other terms governing the engagement; and

WHEREAS, the City Council finds that entering into the Agreement is in the best interests of the City and will assist the City in pursuing funding necessary to address its infrastructure and capital improvement needs.

NOW, THEREFORE, BE IT RESOLVED that the City Council approves a government funding consultant services agreement as contained in Exhibit "A".

Adopted and passed by the governing body of Tremonton City on this 1st day of September 2026. Resolution to become effective upon adoption.

TREMONTON CITY
A Utah Municipal Corporation

By ____________________________
Bret Rohde, Mayor

ATTEST:

____
Cynthia Nelson, City Recorder

EXHIBIT "A"

GOVERNMENT FUNDING CONSULTANT SERVICES AGREEMENT

This Government Funding Consultant Services Agreement ("Agreement") is made and entered into as of ____________________, 2026 (the "Effective Date"), by and between: Tremonton City, a municipal corporation organized under the laws of the State of Utah (the "City"), *and* Gordon Walker, [an individual under the laws of the State of Utah] (the "Consultant"). The City and the Consultant are each referred to individually as a "Party" and collectively as the "Parties."

1. RECITALS

1.1 The City owns, operates, and maintains wastewater treatment facilities and related municipal infrastructure and has ongoing and anticipated capital improvement needs associated with the continued operation, maintenance, expansion, and improvement of such infrastructure. The City intends to pursue funding from the Utah Community Impact Board ("CIB") and/or other state or federal funding sources as may be available and mutually agreed upon by the Parties to address such infrastructure needs, including improvements to the City's wastewater treatment system and related facilities.

1.2 The Consultant represents that the Consultant has knowledge, experience, and relationships relevant to identifying funding sources and preparing, presenting, and securing CIB and related government funding for municipal projects, in the Consultant's capacity as a government funding consultant to the City.

1.3 The City desires to engage the Consultant to assist the City in pursuing the Funding, and the Consultant desires to provide such services, on the terms set forth in this Agreement.

1.4 The City values the Consultant's expertise as a government funding consultant and the ongoing working relationship contemplated by this Agreement. Rather than a one-time, project-specific engagement, the City intends to engage the Consultant as its government funding consultant to help identify and secure government funding on an ongoing basis.

2. SCOPE OF SERVICES

The City hereby engages Consultant to provide government funding consulting and assistance in connection with the City's ongoing and anticipated infrastructure, capital improvement, and other municipal funding needs. The Consultant shall assist the City in identifying, evaluating, pursuing, and obtaining available funding opportunities from the Utah Community Impact Board ("CIB") and other similar state or federal funding sources, including any funding from a political subdivision of the state. Bonds, bond issuances, and other conventional public or private financing methods or transactions (i.e. bank loans) not expressly excluded in this Agreement are expressly excluded from the Services and shall not be subject to this Agreement unless separately agreed to in writing by the City and Consultant. The services provided by the Consultant (collectively, the "Services") may include, but are not limited to, the following:

- Identify and advise the City regarding potential funding sources, programs, grants, loans, and other financial assistance opportunities that may be available to address the City's infrastructure, capital improvement, and other municipal needs;

- Monitor and advise the City regarding applicable funding programs, application cycles, eligibility requirements, deadlines, legislative or administrative changes, and other matters affecting the City's ability to obtain funding;
- Assist the City with preparing, organizing, reviewing, refining, and submitting applications, requests, proposals, supporting documentation, and other materials necessary or appropriate to pursue funding;
- Communicate and coordinate, as authorized by the City, with representatives of CIB, state and federal agencies, elected and appointed officials, funding organizations, and other relevant parties regarding potential or pending funding opportunities;
- Provide periodic updates to the City regarding funding opportunities, pending applications, communications with funding entities, and the status of the City's funding efforts.

3. COMPENSATION — ENGAGEMENT FEE AND CONTINGENT FEE

3.1 Contingent Fee - The City shall pay the Consultant a fee equal to one percent (1%) of the total amount of funding awarded or committed to the City as a result of the Consultant's Services (the "Fee"), regardless of the funding source, including CIB, state or federal agencies, grants, loans, appropriations, or other funding sources. The Fee shall be calculated on the total amount awarded or committed, regardless of when the funding is disbursed, and shall be paid proportionally as the funding is disbursed to the City.

3.2 Contract Fee. The City agrees to pay a $10,000 contract fee within 30 days of the signing of this Agreement.

3.3 Contract Fee Credited Against Contingent Fee. The $10,000.00 Contract Fee paid under Section 3.2 shall be credited against, and deducted from, the Fee otherwise payable to the Consultant under Section 3.1 once the Funding is awarded and the Fee becomes payable.

4. TERM AND TERMINATION

4.1 Term. This Agreement shall commence on the Effective Date and continue for an initial term of one (1) year (the "Initial Term"), and shall automatically renew for up to five (5) successive one (1) year terms (each, a "Renewal Term") unless either Party provides the other with written notice of non-renewal at least thirty (30) days before the end of the then-current term, or the Agreement is earlier terminated as provided in this Section 4.

4.2 Effect of Termination Before Award. If the City terminates this Agreement before Funding is awarded, no Fee shall be owed except for any Funding subsequently awarded that resulted from an application, proposal, request, or other funding effort that the Consultant had materially worked on or pursued prior to termination. For such Funding, the Consultant shall remain entitled to the Fee provided under Section 3, regardless of whether the Funding is awarded before or after termination. This provision shall not apply if the Agreement is terminated for the Consultant's material breach or misconduct.

4.3 Effect of Termination After Award. If the City terminates this Agreement after Funding has been formally awarded but before all awarded Funding is received, the Fee shall remain payable under Section 3 with respect to all such Funding, payable as the Funding is received, unless the termination is for the Consultant's material breach or misconduct.

5. INDEPENDENT CONTRACTOR

The Consultant is an independent contractor and not an employee, agent (except as expressly authorized in Section 2), or partner of the City. The Consultant is solely responsible for all taxes, insurance, and benefits applicable to the Consultant and the Consultant's personnel. Nothing in this Agreement creates a joint venture or partnership between the Parties.

6. NO GUARANTEE OF RESULTS

The Parties both understand that the Consultant does not guarantee that the CIB or any other funding source will award any or all of the requested Funding. The award of Funding rests solely within the discretion of the CIB and applicable state officials. The Consultant's compensation structure under Section 3 reflects this shared understanding of risk and is not a guarantee of outcome.

7. REPRESENTATIONS AND WARRANTIES

Each Party represents and warrants that: (a) it has full power and authority to enter into this Agreement; (b) its execution and performance of this Agreement will not violate any other agreement or obligation to which it is a party; and (c) it will comply with all applicable laws in performing its obligations under this Agreement.

8. CONFLICTS OF INTEREST

The Consultant represents that, to the best of the Consultant's knowledge, the Consultant has no existing conflict of interest that would impair the Consultant's ability to represent the City's interests before the CIB. The Consultant shall promptly disclose to the City any actual or potential conflict of interest arising during the term of this Agreement. The City shall likewise promptly disclose to the Consultant any conflict of interest of which the City becomes aware that could affect the Consultant's ability to perform the Services.

9. BREACH

9.1 Breach by Consultant. Upon the occurrence of a material breach of this Agreement by the Consultant, the City may immediately terminate this Agreement upon written notice to the Consultant. If the Agreement is terminated for the Consultant's material breach or misconduct, the Consultant shall not be entitled to any Fee for Funding awarded after termination pursuant to Section 4. The Consultant shall remain entitled to any Fee earned for Funding awarded or received prior to termination. The City's remedies under this Section are cumulative and shall not limit any other rights or remedies available to the City at law, in equity, or under this Agreement.

9.2 Breach by City. Upon the occurrence of a material breach of this Agreement by the City, the Consultant may terminate this Agreement upon written notice to the City. The Consultant shall remain entitled to any Fees earned prior to termination and to any Fees that become payable under Section 4 for Funding resulting from applications, proposals, requests, or other funding efforts that the Consultant materially worked on or pursued prior to termination. The City's material breach shall not relieve the City of its payment obligations under this Agreement.

10. FUTURE PROJECTS

10.1 Ongoing Engagement. The consultant agrees to assist the city with ongoing projects as needed and determined by the City.

11. GENERAL PROVISIONS

11.1 Governing Law. This Agreement shall be governed by the laws of the State of Utah, without regard to conflict-of-laws principles. Venue and jurisdiction over any dispute related to this Agreement shall be in the First Judicial District Court for Cache County, or with respect to any federal question, in the United States District Court for the District of Utah in Salt Lake County.

11.2 Entire Agreement. This Agreement constitutes the entire agreement between the Parties regarding its subject matter and supersedes all prior discussions or agreements, whether written or oral.

11.3 Amendment. This Agreement may be amended only by a written instrument signed by both Parties.

11.4 Assignment. The Consultant may not assign this Agreement or delegate its obligations under this Agreement without the City's prior written consent; provided, however, that the Consultant may assign or transfer to a successor in interest, including a successor entity, the right to receive any Fees, payments, or other compensation or benefits payable under this Agreement without the City's consent. Any such assignment shall not relieve the Consultant of its obligations under this Agreement unless otherwise agreed to in writing by the City.

11.5 Notices. All notices under this Agreement shall be in writing and delivered to the addresses set forth below, or such other address as a Party may designate in writing.

11.6 Severability. If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall continue in full force and effect.

11.7 Public Records. The Consultant acknowledges that this Agreement and related records may be subject to disclosure under applicable public records laws.

11.8 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original.

11.9 Attorney Fees. If any legal action, other than the judicial review of a termination determination, is instituted in connection with any controversy arising under this Agreement, the prevailing party shall be entitled to recover its costs and expenses including reasonable attorneys' fees.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

TREMONTON CITY

____

Bret Rohde, Mayor (Date)

ATTEST:

____

Cynthia Nelson, Recorder (Date)

CONSULTANT

____

Consultant, Title (Date)

TREMONTON CITY

The Connection Plan

A 1-to-4-Year Strategic Direction

"We are the heart of the Bear River Valley."

FINAL DRAFT

Every goal, number, and lead is set. Prepared for department review, then Council adoption.

Est. 1903 · Visit | Connect | Stay

August 2026

How to read this plan

This is the finished shape of the Connection Plan. The review draft that came before it carried open questions in gold boxes; every one of those questions has now been answered by the Council, the City Manager, Finance, Public Works, and Parks & Recreation. What you are holding has no placeholders. Every goal has a real number, a confirmed lead, and a checkpoint.

It is called a final draft, not a final plan, for one reason: your fingerprints belong on it before the Council adopts it. Department heads get this document next month for a feedback round. Tell us where a target is off, where your department can move a goal, and what we missed. Then it goes to the Council for adoption.

The three lanes

This plan is built on horizontal relationships. Everyone has a lane, and the lanes respect each other.

Mayor & Council — set direction: Adopt the mission, vision, and pillars. Decide what Tremonton is aiming at, not how each department gets there.

City Manager & Staff — carry it forward: Translate the Council's direction into department goals, timelines, and metrics. Report progress back.

Residents — give true input: Tell the Council what matters. Show up. Hold the city accountable to the mission.

The common goal underneath all three is connection: residents to each other, to nature, and to the Bear River Valley.

How ownership works

No goal is siloed to one department. Each goal has a lead, confirmed with the City Manager, whose job is to pull the threads together and report progress. Beyond that, every department is asked to find how it can move every goal, any way it can. The feedback round next month is where you show us your angle.

Mission, Vision, and Tagline

The Council confirmed the official poster wording as canonical on August 6, 2026. This is the one version every department uses.

Mission: “To create a safe and welcoming community where neighbors feel connected to each other and enjoy life.”

Vision: “To be a connected community with a vibrant and welcoming feel.”

Tagline: “A connected Tremonton — stronger relationships, stronger spaces, built to last.”

Logo lockup: Est. 1903 · Visit | Connect | Stay · “Heart of the Bear River Valley.”

Why this plan, why now

Utah State University has surveyed Tremonton residents three times: 2022, 2024, and 2026. Across four years the pattern is consistent, and it is the reason this plan exists.

The specific, fixable parts of city life are getting better. Safety and Security is the biggest sustained gainer in the data, rising both cycles to 3.92 out of 5. Transportation, leisure time, living standards, and family life all improved. Resident concern dropped 12 points on public safety, 11 on youth opportunities, 14 on shopping, and 10 on recreation since 2024, and concern about substance use fell 30 points over the four years. Our Police and Fire Departments are the two highest-rated city services.

At the same time, the measures that capture how people feel about living here declined every single cycle. Personal wellbeing fell from 4.10 to 3.72. Community wellbeing fell from 3.33 to 2.94. Community connection fell from 2.92 to 2.53, and in 2026 Tremonton ranked last among all 57 participating Utah cities and towns on that question.

If services were declining alongside connection, we would have a resources problem. They are not. The city's hardware is improving while the sense of belonging falls. We have a connection problem, and that is exactly the layer this plan is aimed at: participation, belonging, communication, and trust. The plan carries its name on purpose.

One more thing the surveys settle: residents have told us what kind of growth they want. "Population growth is too fast" has held at 77 to 83 percent across all three surveys. But opinion on economic development flipped, from "too fast" in 2022 to "too slow" by 2024. Residents do not want more rooftops. They want the shopping, dining, and gathering places that keep their money and their evenings in town. This plan's economic goals are built to answer that ask, not to fight it.

The Four Pillars

The four pillars are the spine of the plan. Each names a kind of connection, the challenges we face, what we want in two years, and what residents told USU that bears on it.

Pillar 1 · Connected to the Good Life

Quality of life — what it feels like to live here.

Strategic focus: Quality-of-life amenities, parks, recreation, affordable housing, growth management, youth opportunities, preserving small-town character, and beautification.

Challenges: Few amenities and limited recreation; concerns for youth and young adults; preserving small-town identity; loss of the agricultural way of life; an aging and neglected parks system.

Two-year outcomes: Year-round chances to gather, play, and belong through placemaking; city facilities and public spaces that keep pace with growth; beautification that builds shared pride across gateways, downtown, parks, and neighborhoods.

What residents told us: 83% say population growth is too fast, a number unmoved in four years. Their top amenity priorities read like a parks punch list: fishing and nature areas (90%), a library (86%), pavilions and playgrounds (84%), indoor recreation space (82%). The events they will support even at a cost lean patriotic and rodeo-fair.

Pillar 2 · Connected to Each Other

Connection, access, and transparency.

Strategic focus: Belonging, inclusion, transparency, trust, community relationships, and celebrating the good.

Challenges: Intolerance and social division; low civic engagement; a transparency deficit; gossip and bullying on local social media, some driven by outside or anonymous pages; preserving small-town identity.

Two-year outcomes: A modern, actively run city website as the digital front door; high-dignity communication at Dignity Index Levels 6–7 with city and financial data published; a deliberate posture of celebrating and sharing the good so the good is as loud as the negative; growth guided by a current adopted general plan; connection built through parks, library, senior services, sports, events, and downtown.

What residents told us: This is the pillar the data leans on hardest. Community connection scored 2.53, last of 57 cities. Communication satisfaction sits at 21%. Event satisfaction sits at 27%. And connection tracks with participation in nearly every activity tested — the lever this pillar pulls is the one the data says works.

Pillar 3 · Connected to Peace and Security

Public safety and the everyday peace of being a good neighbor.

Strategic focus: Safety, stability, family security, economic wellness, and community resilience.

Challenges: Aging facilities and deteriorating infrastructure; domestic violence, bullying, and youth safety; scaling safety with growth on a small department without a proportional budget bump; limited economic development; workforce-development gaps.

Two-year outcomes: Police, fire, and emergency-preparedness capacity that stays ahead of growth; a multi-year plan for scaling safety with population and regional risk; peace at the neighborhood level with trust between residents and public safety; a real focus on economic diversification.

What residents told us: Public-safety concern dropped 12 points since 2024, and PD (55%) and Fire (57%) are the two highest-rated city services. On economic development, residents are split — 48% too slow, 38% too fast — which is why this plan recruits regional-spend business, not rooftops.

Pillar 4 · Connected to Positive Well-Being

Resident well-being and the fiscal capacity that sustains it.

Strategic focus: Mental health, physical health, education, resilience, and lifelong success.

Challenges: High mental-health needs with stigma and cost blocking help; substance abuse; a small and fragile economic base; water supply and sustainability; fiscal-capacity constraints.

Two-year outcomes: Meaningful access to mental-health and substance resources; tracking lived well-being over time; fiscal transparency residents can act on, with the books open before hard fiscal asks; deliberate economic development and revenue capture; adopted, funded Capital Facilities Plans with consistent capital savings.

What residents told us: Water Supply is the top concern in the entire survey at 85%, and it has never dropped below 84% in four years. Mental health is rated the single most important wellbeing area every year (93–97%) while the score stays flat — and the surveys find mental health and connection move together, which is why Parks & Rec events and gathering places are well-being infrastructure, not extras.

The 15 Goals at a Glance

#	Goal	The number	Lead
1	Citizen-centric general plan	Adopted by Dec 2026	Planning / Comm. Dev.
2	Signature connection events	17 events/yr; baseline this year	Parks & Recreation
3	Parks back to standard	Lighting fixed in 6–12 mo; park build funded	Parks & Recreation
4	Beautification push	1 gateway in year one	Main Street Committee
5	One public dashboard	Live by Jan 1, 2027	Recorder / Admin
6	Resident communication platform	Vendor + pilot by end of 2026; live 2027	Admin / IT
7	“Share the Good” campaign	7 stories/month + website section	Communications / Admin
8	Town halls with real notice	4/yr, 14-day notice	Mayor's office / Recorder
9	Economic-development strategy	7 prospects in the pipeline	City Manager / Econ Dev
10	Public-safety scaling plan	1 officer per 825 residents	PD Chief + Fire
11	Infrastructure ahead of growth	7 priority projects, year one	Public Works / Engineering
12	A real financial plan	$17M by 2030; 20% all-funds set aside	Finance + Council
13	Utility rate studies	Complete by Jan 1, 2027	Finance + Public Works
14	Open the books first	Capital needs by fund, published	Finance + Communications
15	Secure our water future	Culinary use down 3.5%	Public Works

Every lead was confirmed with the City Manager on August 6, 2026. Leads report progress; every department is asked to find how it can move every goal.

The 15 Goals in Full

Selected live by the Council on July 23, 2026. The Council confirmed on August 6 that all 15 carry forward — no narrowing. Each goal follows the plan's SMART spine: a measurable target, a confirmed lead, an open call to every department, and a checkpoint.

Pillar 1 · Connected to the Good Life

Goal 1. Adopt a citizen-centric general plan in 2026 · Good Growth

Target: Adopt an updated citizen-centric general plan by December 2026 that concentrates density in the urban core near parks and amenities, protects farmland character, and writes in parks level-of-service standards. Draft to Planning Commission mid-2026, public hearings, Council adoption by year-end.

What residents told us: *83% say population growth is too fast, held at 77–83% across all three surveys. That is the backdrop every land-use decision in this plan operates in.*

Lead: Planning / Community Development

Every department: Public Works on infrastructure capacity, Parks on amenity standards, Finance on the fiscal model.

Checkpoint: Draft plan plus level-of-service standards to Council by mid-2026; adopted by December 2026.

Goal 2. Sustain and grow our signature connection events

Target: Hold 17 signature events a year across the city (Mugs & Bananas, summer concerts, Heydays, Teen Night, farmers market, movies in the park, and more). This year: establish a consistent attendance-counting method across all 17 events and set the baseline. Next year: set the participation growth target off that baseline.

What residents told us: *Only 27% rate city events a 4 or 5 — an honest starting point. But participation in events, parks, and the market is tied to higher connection in both 2024 and 2026. The task is widening participation in what already works. This goal's attendance-per-population number doubles as the plan's annual connection measure on the dashboard.*

Lead: Parks & Recreation

Every department: PD on event safety presence, Admin on promotion, Senior Center on programming.

Checkpoint: Counting method confirmed with Parks & Recreation and attendance baseline established by end of the 2026 season; participation growth target set for 2027.

Goal 3. Bring the parks system back to standard

Target: Fund and complete a multi-use park build and fix the failing lighting at North Park and Jenny Stevens so fields are usable after dark. Restore parks to the level-of-service standard set in the general plan (Goal 1).

Lead: Parks & Recreation

Every department: Public Works on the lighting and build, Finance on the funding path, Planning on the LOS standard.

Checkpoint: North Park and Jenny Stevens lighting repaired within 6–12 months; multi-use park build funded and scoped within 12 months, with completion tied to the general plan's level-of-service standard.

Goal 4. A downtown and citywide beautification push

Target: Deliver gateway signage, Main Street planters and lighting, and launch “Yard of the Month,” tied to the Main Street project. One gateway delivered in year one through the Main Street Committee.

Lead: Main Street Committee

Every department: Public Works on installation, Admin/Comms on Yard of the Month, Planning on design standards.

Checkpoint: Yard of the Month running by spring 2027; the year-one gateway delivered within 12 months.

Pillar 2 · Connected to Each Other

Goal 5. Launch one public dashboard · Transparency

Target: Launch one consolidated public dashboard, live by January 1, 2027, hosted on the new .gov site as the digital front door. One dashboard, not two — the internal goals dashboard and the public transparency dashboard are the same system. Four sections: (1) Goals Progress — all 15 goals with target, current number, and on-track indicator; (2) Budget & Financials — real-time budget and Goal 12's revenue and savings tracking; (3) Project Status — active capital and infrastructure work; (4) Community Pulse — the USU connection score as a two-year trend line (next reading 2028) alongside Goal 2's annual attendance-per-population number, clearly labeled as a related yearly measure.

What residents told us: *Communication satisfaction sits at 21%, one of the lowest-rated city services, and “not being heard” shows up in resident comments in all three surveys. Goals 5 through 7 answer a four-year-old complaint, not a new one.*

How it's fed: Each goal's lead updates their own numbers on the cadence that fits — Finance monthly on budget, Parks & Recreation after each event, PD annually on the staffing ratio. One dashboard, one source of truth.

Lead: Recorder / Admin

Every department: Every department feeds its own data in; IT builds the pipe.

Checkpoint: Dashboard v1 (budget, project status, goals progress) live by mid-2026; Community Pulse section and full public launch by January 1, 2027.

Goal 6. Stand up a resident communication platform by 2027 · Transparency

Target: Stand up a two-way platform for permits, updates, and feedback by 2027. Select the vendor and run a pilot by the end of 2026.

Lead: Admin / IT

Every department: Each department decides what it publishes and answers through the platform.

Checkpoint: Vendor selected and pilot scoped within 12 months.

Goal 7. Launch a “Share the Good” campaign

Target: Launch a resident-nominated good-deeds campaign with a city hashtag; publish at least 7 positive stories a month across website, social, and neighbor-to-neighbor. Building a dedicated positive-story section on the city website is part of this goal, not assumed.

Lead: Communications / Admin

Every department: Every department nominates and surfaces good stories from its own work.

Checkpoint: Website positive-story section built and campaign live within 6 months; the 7-story monthly cadence running.

Goal 8. Regular town halls with real notice

Target: Hold 4 town halls a year, one per quarter, with agendas posted at least two weeks (14 days) ahead — real notice, not the 24-hour legal floor — tracked on the dashboard.

Lead: Mayor's office / Recorder

Every department: Each department brings updates and answers residents in its area.

Checkpoint: Cadence and the two-week notice standard set; first two town halls held within 12 months.

Pillar 3 · Connected to Peace and Security

Goal 9. A deliberate economic-development strategy   · Economic Dev

Target: Adopt an economic-development strategy that recruits regional-spend employers — hotels, sit-down restaurants, retail flex, auto, truck stop, data center — so people come, spend, and go home while the city stays rural. This strategy is the engine that closes the gap to the $17M-by-2030 revenue goal (Goal 12). Land 7 target prospects in the pipeline.

What residents told us: *Opinion on development pace flipped from “too fast” (56% in 2022) to “too slow” (a majority by 2024, 48% in 2026). Residents do not want more rooftops — 83% say population growth is too fast — they want the commercial side that keeps spending in town: 93% leave town for groceries at least sometimes, 90% for dining out. This goal answers that ask.*

Lead: City Manager / Economic Development

Every department: Planning on shovel-ready sites, Public Works on utility capacity, PD/Fire on service readiness.

Checkpoint: Strategy adopted and the 7-prospect pipeline defined within 6–12 months.

Goal 10. A multi-year public-safety scaling plan   · Good Growth

Target: Adopt a multi-year staffing, shift, and equipment plan for PD, fire, and EMS that keeps capacity ahead of population growth, built on a target of 1 officer per 825 residents.

What residents told us: *This goal builds from strength, not crisis. Safety and Security is the biggest sustained gainer in the survey data, public-safety concern dropped 12 points since 2024, and PD (55%) and Fire (57%) are the two highest-rated city services. The scaling plan protects a win residents already see.*

Lead: PD Chief + Fire

Every department: Finance on the funding path, HR on the hiring pipeline, Planning on growth projections.

Checkpoint: Plan with the 1:825 ratio and funding path to Council within 12 months.

Goal 11. Keep critical infrastructure ahead of growth

Target: Complete priority water/sewer upgrades and road connections from the transportation master plan: 7 priority projects in year one, measurably lowering response times.

Lead: Public Works / Engineering

Every department: Finance on capital funding, Planning on sequencing with growth, PD/Fire on response-time targets.

Checkpoint: 7-project priority list funded and first projects underway within 12 months.

Pillar 4 · Connected to Positive Well-Being

Goal 12. Build a real financial plan for the city · Financial Plan · Council-owned

Target: Grow revenue from today's ~$10M baseline to $17M by 2030. Set aside 20% of all-funds revenue citywide (general fund plus all Enterprise funds) as the total savings target. Within that 20%: fund the general fund reserve up to whatever the current state statute allows (Utah Code 10-6-116, currently 35% of general fund revenue; re-verified before every Council presentation), then everything remaining flows to Enterprise funds. At today's baseline of roughly $34M all-funds, that pencils to about $6.8M set aside — roughly $3.5M to the general fund reserve and $3.3M to Enterprise funds. Kept Council-owned so no single department carries the city's whole money problem.

Read this part twice: This is NOT taking 20% out of today's budget. The goal is to grow revenue enough that 20% can be set aside without touching any department's existing budget. The pie grows, and part of the growth is saved. If you hear this goal as “they're coming to cut my budget,” you've heard it backwards — and tell us so at the feedback round so we can say it better.

The honest tension: The revenue target is a stretch: about 14% growth a year, roughly double the 7% population growth. Population alone won't get there. The economic-development strategy in Goal 9 is the engine meant to close that gap. These two goals rise or fall together.

Lead: Finance + Council

Every department: Every department owns its piece of revenue and cost, and reports its fund health.

Checkpoint: Baseline (~$10M general fund / ~$34M all-funds) and target confirmed with Finance; statutory cap re-verified; the Enterprise-fund split mechanism drafted within 6–12 months; year-one revenue trajectory checked against the ~14%-per-year pace.

Goal 13. Finish the utility rate studies and asset/depreciation schedules · Financial Plan

Target: Complete the water and sewer rate studies and the asset/depreciation schedules so utilities are funded on real numbers, not guesses, by January 1, 2027.

Lead: Finance + Public Works

Every department: Each utility fund brings its asset inventory and condition data.

Checkpoint: Studies complete by January 1, 2027.

Goal 14. Open the books before the hard asks · Financial Plan

Target: Tie the capital-needs list to each fund and run public education on truth-in-taxation and the gap between flat revenue and rising costs before any tax or rate ask.

Lead: Finance + Communications

Every department: Every department brings its capital-needs list tied to its fund.

Checkpoint: Capital-needs-by-fund published and first public-education pieces out within 12 months.

Goal 15. Secure our water future

Target: Keep the culinary-to-secondary conversion moving and reduce culinary water usage by 3.5%.

What residents told us: *Water Supply has been the #1 or near-#1 concern in every survey since 2022, never below 84% — the most durable resident mandate in four years of data. Great Salt Lake concern jumped 21 points since 2024, the biggest riser in 2026.*

Lead: Public Works

Every department: Facilities on city-building water use, Parks on irrigation, Comms on the resident conservation message.

Checkpoint: Conversion milestone hit and the 3.5% culinary reduction adopted within 12 months.

What the Council Decided

For the record, the decisions that turned the review draft into this final draft, all settled August 6, 2026:

Mission and vision wording: The official poster wording is canonical. The alternate wording from the earlier Refined Strategic Plan document is retired.

Carry all 15: The Council carries all 15 goals. No narrowing.

Dignity Index accountability: The proposed 16th goal — a quarterly-survey accountability mechanism for staff conduct — was considered and not adopted. The Dignity Index Level 6–7 standard remains in Pillar 2's outcomes as the bar for city communications.

One dashboard: The public transparency dashboard and the internal goals dashboard are one system, live by January 1, 2027.

Goal leads: All 15 leads confirmed with the City Manager, as listed.

Goal 12 savings structure: 20% of all-funds revenue set aside as revenue grows; general fund reserve funded to the statutory cap, remainder to Enterprise funds.

Connection measurement: The USU connection score (2.53 in 2026) is the plan's outside benchmark, checked every two years when USU runs the survey. Goal 2's attendance-per-population number is the annual measure in between, reported on the dashboard's Community Pulse section.

What Happens Next

1. Department review — next month. Every department head gets this document and the feedback form. Two asks: show us where your department can move each goal, and tell us straight where a target is off.

2. Final adjustments. Feedback comes back, the Council weighs it, and targets get tuned where the people doing the work make the case.

3. Council adoption. The plan is adopted and the dashboard goes live to track it — in front of residents, at Council meetings, updated by the people doing the work.

4. The plan runs 1 to 4 years. Checkpoints at 6 to 12 months on every goal. The USU survey returns in 2028 and tells us whether the connection number moved.

Prepared from the Connection Plan working folder, August 2026. Sources: the official Strategic Framework poster and pillar pages, the Council's 15 live-selected goals (July 23, 2026) and final decisions (August 6, 2026), confirmed numbers from Finance, Public Works, and Parks & Recreation, and the USU Utah Wellbeing Project surveys of Tremonton residents, 2022–2026.

TREMONTON CITY CORPORATION
CITY COUNCIL MEETING
AUGUST 18, 2026

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

CITY COUNCIL WORKSHOP

Mayor Rohde called the August 18, 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, and Westergard, City Manager Nessen, and City Recorder Nelson. Also in attendance were Public Works Director Carl Mackley, Fire Chief Jeff Jarrow, City Planner Jeremy Lance, Zoning Administrator ChrisDean Epling, and Code Enforcement Greg Horspool. Councilmember Oyler was excused.

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

The Council moved into a Closed Meeting at 5:01 p.m. for litigation and character discussion.

1. *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 Lewis. Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - absent, Councilmember Westergard - yes. Motion approved.

The Council returned to open session at 6:06 p.m.

2. Call to Order and Declaration of Conflict of Interest

3. Council Reports and Updates

Councilmember Westergard discussed the older fire truck that is being sold to Willard.

Councilmember Lewis said I took three different people around town, who are interested in investing in Tremonton. They want to bring businesses and buy properties. There is a lot of interest in Tremonton, commercially, right now.

Councilmember Bowcutt said Public Works needs to hire an employee for the water department. They have the budget for this year but need approval to move forward. The clarifier at the treatment plant is offline. The pipe broke and they are fixing that. A gentleman spoke to us about possible funds a while back and Director Mackley did a reference check, which came back positive. We should have a workshop to discuss the possibility of moving on that. The treatment plant desperately needs help. The State upgrades are going on now.

4. Presentations:

a. **Title:** Discussion of RES 26-50 and RFP for Emergency Medical Services

Chief Jarrow said this resolution seeks Council approval for the Mayor to sign off on accepting Tremonton Fire Department as our ambulance provider for the area. According to Senate Bill 215 the law has changed and requires us to select our own city for ambulance service. All cities have to do this. The Mayor sent an email to the State saying he does want Tremonton to continue service. Also, the Council approved our remodel downstairs. The construction company is seeking half of the payment upfront. Just confirming we are good with that.

b. **Title:** Discussion of RES 26-51 Amending Fees & Fines – Development Fees

Planner Lance said the fees in our schedule a few months ago would charge $3,000 for a preliminary plat and $7,500 for a final plat for site plan fees. It just did not provide any justification for why those fees were set up that way. They likely have been factoring in staff time and review fees, but it just did not lay out any justification for why those fees were the way they were. Administrator Epling said they also did not discriminate between two lots versus 500 lots, so the fee was the same no matter what someone wanted to build. Planner Lance said so the Council voted to roll the fees back to how they were in February of 2026. That resolution happened in June of this year. Administrator Epling said the rollback was to give us time to research and update the fee schedule and this is what we are bringing back to the Council for consideration. Planner Lance said I will mainly focus on new fees added. First, is accessory dwelling unit permit. This was $0 for an internal and $20 for a detached unit. That is now $75 and $150. We have added a section for attorney review. If development agreements are going to come forward and be reviewed by the attorney, they should be compensated for their time. Conditional use permit, we have added an amendment fee to alleviate having to go through a whole other $500 fee. That fee was also changed. Land use review fee, a land use review is kind of your catch-all permit when nothing else really explains it. This is a general review and $75 seemed like a fair place to start. We have not charged for public noticing, so we looked at $30 administrative. A legislative fee is $100. Retaining walls are pretty serious and if they are over four feet, they require engineering, geo tech, and other things. That should garner some review time and fees. A zoning verification letter is a snapshot of a property from a land use perspective. If we are going on a review that does not yield a permit, a snapshot of what the zoning is on a property can all make it into a letter to be sent to whoever asks. Subdivision fees were restructured, we talked with Finance Director Jami Heiner, and she mentioned more of a tiered approach. City Engineer Chris Breinholt and Recorder Nelson did a lot of work to give us good feedback on how to roll out the new structure. We also renamed some fees. Home occupation fees were adjusted, signed permit was raised from $50 to $75 to reflect a general land use style permit. Again, that is a general review, hopefully factoring in the Planning Department's time. Temporary use permits are $50 to $75. We also have some fees that were removed. For lot splits the chapter from our code was repealed so we got rid of that fee and then construction plans are thrown into this. Revised approved construction fees is eliminated as a standalone line item. That was rolled into the subdivision fees so that is a new section of the code. What is in the staff report is written by community development staff and then we worked with the Recorder to get it polish and tightened. She included that in your packet as a resolution with the most current description of what we are hoping to do. Administrator Epling said applicants will pay a deposit and we will keep track of how many review cycles we have. If it is less, then the City will refund them and if it is more, they will be charged more. We want to be charging them exactly what they are using for staff time. Our finance director, engineer, and attorney all felt that was a good and justifiable way of doing it. Planner Lance said this note says it reflects staff review time, development review, committee time, plat signature review, title report review, escrow review based on the city engineer's hourly rate, and combined hourly rate of other DRC department heads. Hopefully that covers the justification for why these fees are proposed the way they are.

c. **Title:** Discussion of ORD 26-17 Amending Chapters 1.07.025 Large Livestock, 1.07.030 Keeping Chickens, and 1.07.035 Keeping Animals for Fair & FFA

Planner Lance said first, this ordinance aims to eliminate the permitting requirements. Title 1 of the zoning ordinances is where these sub chapters come from, and it is calling for a land use permit. That is a bit strange because they are more like an animal license. If we are going to review what the code is asking for such as distances from property lines and animal counts, that has a lot of review time and requires a site plan, which is a pretty serious document to ask for. Administrator Epling said a site plan for chickens is too much, so the standards stay the same. The way the codes are written is you are supposed to have a permit for chickens, especially the 4-H section. If there is a problem, then it becomes a code enforcement issue. We still have the ability to enforce the standards in the code. It should be more like dog licensing and in a different section of our code. Planner Lance said next, we are looking at pot-bellied pigs, goats, and llamas, as being pretty social animals by nature. The code limits them to one in the grazing, non-irrigated section of RR-1 and R1-20 lots. We thought about giving them a buddy. Increasing ducks, geese, pigeons, peacocks, guinea hens, and rabbits. More than just five. This helps with the 4-H'ers. Then a similar change to the chart regulating 4-H animals. For a 6,000 to 10,000 square foot size parcel we have increased that from two to six, and for the 10,000 to 20,000 square foot parcels that was increase from four to ten. This helps families with multiple children who want to show animals in the fair. Administrator Epling said the 4-H section is pretty good. It talks about having animals only for a specific time. All those standards still stay in place. Planner Lance said these changes were discussed at the Planning Commission meeting in August. We are just looking at simple changes to try to make this a more sensible ordinance. Administrator Epling said one thing the Planning Commission did change is prohibited roosters in all zones. Our rural residential R1-1 and R1-20 were the two zones that we suggested to allow roosters, but the Planning Commission had a discussion and decided to strike that and allow no roosters within City limits.

d. **Title:** Update on Secondary Water System/Maintenance and need for additional water employee

Director Mackley said we only have three full-time employees in the water department, and I am asking for one more. The secondary water system is growing fast and we just need more help. The money is there this year. I understand that creating a new position is not just a one-time thing. The water department is one of the harder departments I oversee. It is potentially more demanding because of issues that can come up with breaks. I tried to oversee the water department and could not do as good of a job as I hoped so I put Assistant Director Andrew Beecher there to oversee it. He is doing amazing. So now there are three full-time employees under him. I have an employee who left in November who would like to come back, and I would love that. I am making this plea today because when we go to amend the budget on September 15, I will be gone. We need to have a good permanent supervisor for that department. We have to amend the budget to create the new position to fund in perpetuity.

Director Mackley said we are really trying to get people to buy into secondary water. This year the water quality has been tough. There have been a lot of complaints. There are some pre-filtrations that have been removed in the past, but need to go back in. We just had a filter rep come train us and they were shocked at the water quality we are dealing with. So, we are going to be implementing more flushing and maintaining of our filters. It will be noticeably better. Thank you for the funding of $1.1 million for secondary water this fiscal year. That was designed to install secondary water in two new subdivisions. We need to throw a little bit more money at some of the water quality filtration stuff first. We have been learning some things that will make for a better product and experience for people. We really need that so we can continue to get people off culinary. We also just built our equalization basin. We are getting some ground infiltration from that, too. That is causing neighbors some worries about their crawl spaces. I am looking at maybe lining it, but that is going to be expensive ($350,000).

e. **Title:** Discussion of RES 26-52 Reappointment of Planning Commission Member

Councilmember Bowcutt said in this resolution we are removing Chairman Van Tassell from the Planning Commission because his time is up. We had a good talk and he was fine. He is really busy and has done a good job. Jack Stickney was an alternate and is excited to move to the regular Planning Commission. Mayor Rohde said so this policy will put people out every three years. They will start on January 1, and it will outline their term. When their term is up, we will either get a new person appointed or they can re-apply. Councilmember Bowcutt said this resolution defines their ending dates, which is December 31, and this will only move up two people at a time.

The meeting adjourned at 6:49 p.m. by consensus of the Council.

CITY COUNCIL MEETING

Mayor Rohde called the August 18, 2026 City Council Meeting to order at 6:59 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, and Westergard, City Manager Nessen, and City Recorder Nelson. Also in attendance were Public Works Director Carl Mackley, Fire Chief Jeff Jarrow, City Planner Jeremy Lance, Zoning Administrator ChrisDean Epling, and Code Enforcement Greg Horspool. Councilmember Oyler was excused.

1. Call to Order

2. Roll Call

3. Invocation by: Chief Jarrow
Pledge led by: Officer Horspool

4. Approval of Agenda:

Motion by Councilmember Lewis to approve the agenda of August 18, 2026. Motion seconded by Councilmember Westergard. Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - absent, Councilmember Westergard - yes. Motion approved.

5. Declaration of Conflict of Interest: None

6. Public Comment: None

7. Unfinished Business from Work Session: None

8. Consent Agenda - Any Councilmember may request an item be removed for separate discussion

    a. Approval of minutes – August 4, 2026
    b. Approval of Resolution No. 26-50 Emergency Medical Services

c. Approval of Resolution No. 26-51 Amending Fees & Fines Schedule – Development Fees
d. Approval of Resolution No. 26-52 Reappointment of Planning Commission Member

Motion by Councilmember Bowcutt to approve the Consent Agenda. Motion seconded by Councilmember Westergard. Roll Call Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - absent, Councilmember Westergard - yes. Motion approved.

9. Strategic Business (Ordinances & Policies):

a. Discussion and consideration of adopting ORD 26-17 Amending Chapters 1.07.025 Large Livestock, 1.07.030 Keeping Chickens, and 1.07.035 Keeping Animals for Fair & FFA

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

10. Reports and Calendar
a. City Leadership Report

Councilmember Bowcutt said Jeremy Matthews is here. The Mayor and I interviewed him for the Planning Commission alternate position, and he is working through details at his place of employment so there are no conflicts. If cleared, we will bring him aboard.

Manager Nessen said we had a good department head meeting on Thursday. We are going to work on some team building things because that is what we are lacking here with many new positions. We need to get to know each other better so we can work better together. I am hoping to do something here in our office, too.

Mayor Rohde said we can report that our website went live, but we are still working through a few bugs.

b. Upcoming Calendar Items

Mayor Rohde said we have the Box Elder County Fair coming up and the parade will be held that Wednesday. Chief Jarrow is preparing the older fire truck for us to ride. The City offices will be closed on Monday September 7, for Labor Day. We have our Town Hall meeting at 6 p.m. on September 24. October 2 is a Domestic Violence walk at Jeanie Stevens Park at 5 p.m. Our Emotional Wellness Committee meeting is September 2 at 6 p.m. The Farmer’s Market is the first Saturday of each month at Shuman Park from 10 a.m. to 2 p.m. Also, the NPI meetings are going well.

11. *CLOSED MEETING: No Closed Meeting held at this time.*
a. Strategy session to discuss the purchase of real property when public discussion

of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms; and/or

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

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

d. Discussions regarding security personnel, devices or systems

12. Adjournment.

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

The meeting adjourned at 7:12 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

TREMONTON CITY
CALENDAR ITEMS
September 1, 2026

September 7 – City offices closed for Labor Day

September 14 – City Summer Party 5:30 at North Park

September 24 – Town Hall Meeting at 6 pm at City Hall

October 2 – Domestic Violence Walk at Jeanie Stevens Park at 5 pm

October 27-28 – ULCT Annual Convention in SLC

- Emotional Wellness Committee meeting September 2 at 6:00 pm
- Farmer's Market hosted by businesses in town. Held 1st Saturday of each month at Shuman Park from 10-2 during May-September.

NPI Monthly Meeting Schedule

1st Wednesday	East District
2nd Wednesday	South District
3rd Wednesday	West District
4th Wednesday	Central District