BOUDER TOWN, UTAH PUBLIC NOTICE

Governing Body:	TOWN COUNCIL
Meeting Type:	Regular Meeting
Date and Time:	Tuesday, July 7, 2026, at 7:00 p.m.
Location:	Boulder Community Center, 351 North 100 East, Boulder, Utah

In accordance with the Utah Open and Public Meetings Act, [Utah Code Ann. § 52-4-202](), the minutes for the above-referenced meeting are provided below.

MINUTES

I. OPENING PROCEDURES

1.1. Call to Order

Mayor Cheryl Cox called the Boulder Town Council Regular Meeting to order at 7:00 PM on Tuesday, July 7, 2026, at the Boulder Community Center, 351 North 100 East, Boulder, Utah.

1.2. Determination of Quorum

The Mayor conducted a roll call. All Town Council members were present, establishing a quorum.

Town Council Present:

- Mayor Cheryl Cox
- Council Member Lacy Allen
- Council Member Josh Ellis
- Council Member Tina Karlsson
- Council Member John Veranth

Staff Present:

- Henry Davis, Deputy Clerk
- Erin Smith, Zoning Administrator

1.3. Pledge of Allegiance

Mayor Cheryl Cox led the Pledge of Allegiance.

1.4. Motion to Adopt the Agenda

A note was made of a typographical error in the agenda listing the next regular meeting. Council Member Veranth additionally requested that a closed session be included at the end of the meeting, which was confirmed as already appearing on the agenda.

> ***Motion****: Council Member Josh Ellis moved to accept the agenda as presented. Council Member Tina Karlsson seconded.*
>
> ***Vote:*** *Voice Vote – All members voted in favor.*
>
> ***Result: Approved unanimously 5-0***

1.5. Declaration of Conflicts of Interest

No conflicts of interest were declared.

II. PRESENTATIONS AND REPORTS (Information/Discussion)

2.1. Erin Smith, Zoning Administrator Report on Land Boundary Alignment Rectifications and Associated Application

2.1. Erin Smith, Zoning Administrator Report on Land Boundary Alignment Rectifications and Associated Application

Zoning Administrator Erin Smith reported that the Municipal Land Use Development and Management Act (LUDMA) was renumbered from Title 10, Chapter 9a to Chapter 20 beginning in November of the prior year, rendering two Boulder Town Code ordinances—§152.201 and §152.202—out of date. She explained that §152.202 in particular would require substantive revision, as the new state code eliminates the requirement for a land use authority to review and approve boundary adjustment applications, while the current town code still mandates such review. The matter arose from a citizen inquiry regarding the boundary adjustment process. Zoning Administrator Smith requested that the matter be referred to the Planning Commission for a deeper review and that guidance be provided for the interim period.

Councilmember Veranth advised that good governance requires a timely response to citizen requests, and suggested that: (1) a broader disclaimer be added to town ordinances clarifying that references to state code sections reflect the intent to follow applicable state law, such that clerical or recodification errors do not invalidate an ordinance; and (2) the applicant be given the option to proceed under the existing code or wait for a legislative update. He also referenced the plain-language provision of state law, which requires decisions to favor applicants when conduct is not explicitly prohibited.

> ***Motion****: Council Member John Veranth moved to direct the boundary adjustment ordinance matter to the Planning Commission and request that they act on it promptly. Council Member Josh Ellis seconded.*
>
> ***Vote:*** *Voice Vote – All members voted in favor.*
>
> ***Result: Approved unanimously 5-0***
>
> **Action Item Assigned**: Zoning Administrator Smith to work directly with the inquiring party to facilitate progress on the boundary adjustment request in the interim, while the ordinance revision proceeds through the Planning Commission.

2.2. 4th of July Events Report and Volunteer Appreciation

Mayor Cox recognized the Fourth of July event committee, which included the original committee of Peg Smith, Gladys LeFevre and Cheryl Cox. Additional members were added and have been meeting since October of the prior year. Committee members recognized included Jen Bach, Chris Bigler, Breck Crystal, Stacy Davis, Pam Furches, Tina Karlsson, Susan Kelly, Andria Rice, Karen Terry, Nancy Tosta, Jill Trombley, Barbara VanQuill, and Jeanne Zeigler. Special thanks was made to Gladys LeFevre who provided lodging at Annie's Place, for the band. Mayor Cox reported that the dinner component of the event came in well under its $2,000 budget, with community donations returning approximately half the cost. The partnership with the Boulder Arts Council in bringing the band Page and the Overtones was well received. Final financial totals were noted as pending completion of reimbursement requests.

III. PUBLIC COMMENT ON AGENDA ITEMS (Public Input)

Judith Geil (representing the Wildfire Council) commented on agenda item 9.9, requesting that any review of the Emergency Response Plan specifically address the

Emergency Operation Plan (American Legal Publishing, Title 3, Chapter 33), with particular focus on the Emergency Operation Center concept, 911 communication systems for residents, and Section 33.1 regarding the chain of command, which has not had defined responsibilities. She noted that the current document designates the mayor and town council as the chain of command and encouraged the Council to consider their preparedness for that role and the associated responsibilities.

Darrell Fuller (town resident and registered voter) cited Utah State Code §20A-2-105(4)(f) and §20A-2-105(1)(a), which define residency and principal place of residence for voting purposes. He stated that he presented this as one data point related to a pattern of trust concerns reflected in recent community survey comments, and offered to submit the referenced code section to be included in the meeting record.

Jennifer Geerlings (Boulder Town resident, participating online via Zoom) expressed support for the Planning Commission's ongoing work on the general plan. She urged the Council to recognize that 130 residents responded to the Planning Commission's survey and that many more participated in public input sessions, and cautioned against dismissing that participation regardless of direction taken.

Ray Gardner (full-time Boulder resident and property taxpayer) expressed opposition to the general plan as presented by the Planning Commission, characterizing it as government overreach without adequate support from agricultural operators and larger parcel owners in Boulder. He encouraged the Council to rein in the Planning Commission's scope and warned of potential legal issues with some of the proposals.

Donna Owen (full-time Boulder resident) commented on the boundary adjustment matter, noting that after extensive personal research she had concluded that Boulder's ordinances may not require any town review of boundary adjustments, and that the county recorder's position on requiring a town form had created confusion. She expressed frustration that the matter had not been resolved sooner following the November 2025 state code change.

IV. DEPARTMENT REPORTS (Information)

4.1. Members

Council Member Josh Ellis reported on the following: a five-county hazard mitigation plan meeting was held the prior week; the fire department responded to an iPhone auto-call of a reported accident at mile post 100 that proved unfounded—the third such false dispatch at that location—and the department has decided it will not respond to such automated calls without human confirmation; the landfill audit is scheduled for later in the month, with progress made on nonconformances; and no updates on the landfill itself.

Council Member Tina Karlsson reported that Planning Commission matters would be discussed later in the meeting. She noted that she and Council Member Josh Ellis had updated the tree committee ordinance, placing liaison oversight responsibility with the designated council liaison. The tree committee is scheduled to meet and will provide a report at the next meeting on proposed Arbor Day tree locations.

Council Member John Veranth reported that road signs have been received and that two-part anchors have been ordered for public safety reasons; installation by town staff is anticipated upon receipt. Signs to be installed include street signs, a hidden driveway sign, a speed limit sign on Burr Trail, the 100 North sign near the Andy Rice turnoff, subdivision signage, and handicap signs. He also addressed a citizen email regarding cattle drives, advising that cattle drives predate paved roads and the Boulder municipality, that they constitute an established legal right and part of agricultural heritage, and that the town has no basis for interfering. He noted that many such concerns are best resolved between neighbors rather than through town intervention.

Council Member Tina Karlsson reported on behalf of the Planning Commission, which held two meetings in May. The Commission worked on updating goals and actions for the general plan and received substantial public input at its regular meeting. The Commission's next regular meeting was scheduled for June 23. A public comment display was planned for the Community Center from June 9 through June 16. Council Member Karlsson also reported on Tree City activities, noting that the urban forester Ryan Johnson visited on June 6 to assist with pruning and tree assessment in the park. Utah Trees had offered trees to the town and was seeking placement recommendations.

Council Member Lacy Allen reported on a meeting with EMT liaison Tara Owen, which was productive and may result in the acquisition of needed equipment for the EMTs. She confirmed that Boulder currently has only two active EMTs, and that strategies for recruiting additional volunteers were discussed.

Mayor Cheryl Cox reported the following: (1) Deputy Town Clerk Henry Davis has submitted his letter of resignation and will be departing for Washington state; Town Clerk Elizabeth Julian will assume his duties temporarily while recruitment for a replacement is initiated, with a job announcement planned for release the following day and a closing date of July 24th; (2) the cemetery committee placed flags for the Fourth of July and is considering a fall cleanup of dead trees; (3) the new HVAC unit is operational; (4) the Arts Council exhibit from the Utah Arts and Museums is on display through August 15th; and (5) a meeting was held with County Commissioner David Tebbs, Kara Owen, Corry Johnson, Brenda Johnson of Boulder Wellness, and community member Jessica Lowery to discuss use of a fire vehicle for medical response, Starlink mobile connectivity (a unit has been ordered), and an EMT pipeline through volunteer training steps including a "Stop the Bleed" event planned for Music in the Park in August.

Council Member Veranth recommended that the job announcement for the replacement clerk position be placed in the regional Insider publication and noted that a significant portion of the role could be performed remotely, to attract candidates from communities such as Escalante or Torrey.

Council Member Ellis noted that zoning ordinance §153.118, the setbacks table, was codified incorrectly following the late 2024 ordinance revision. The online version on American Legal is incorrect. He advised that any applicant needing accurate setback information should contact the town for the approved version, and that going forward, all ordinance revisions will follow a repeal-and-replace format to prevent recurrence.

4.2. Staff

Deputy Clerk Henry Davis presented the administrative staff report, covering three items: (1) the annual Transient Room Capacity Report required for the Resort Communities Tax was submitted to the state on June 17, 2026, confirming a total capacity of 272 units as of June 1, 2026 (68 standard lodging units, 17 recreational lodging units); (2) a mandatory inspection by Kelly Shaw of the Division of Waste Management has been rescheduled to July 20, 2026, and the town has submitted the 2024 and 2025 annual reports and the first two quarterly reports for 2026; and (3) staff is streamlining phone and internet systems, having disconnected dedicated lines for the library and firehouse, ended long-distance service at the town office, and is transitioning to Grasshopper as a new long-distance provider. A mobile Starlink Mini has been set up for the fire department for emergency connectivity.

4.3. Mayor

(Covered under Section 4.1 above)

V. CONSENT AGENDA

Mayor Cox noted that the HVAC expenditure was being separated from the general consent agenda at Councilmember Veranth's request, as it affects the capital budget and requires a fund transfer.

> ***Motion****: Council Member John Veranth moved to approve the consent agenda excluding the HVAC expenditure, encompassing the financial reports for May and June from Dave Sanderson and the minutes from the June 2, 2026, Regular Meeting and Public Hearing. Council Member Lacy Allen seconded.*
>
> ***Vote:*** *Voice Vote – All members voted in favor.*
>
> ***Result: Approved unanimously 5-0***

Regarding the HVAC expenditure, Mayor Cox explained that this was the second HVAC unit replaced, necessitated by how the first new unit had been reconnected, requiring a new installation configuration and a higher cost. The expenditure was treated as an emergency to allow work to proceed ahead of the regular budget process.

> ***Motion****: Council Member John Veranth moved to treat the HVAC equipment replacement, in the amount of approximately $11,000, as an emergency expenditure, with a transfer from capital funds to be addressed at a future budget adjustment. Council Member Lacy Allen seconded.*
>
> ***Vote:*** *Roll Call Vote – Council Member Josh Ellis- Aye, Council Member Tina Karlsson - Aye, Council Member John Veranth - Aye, Council Member Lacy Allen - Aye, Mayor Cheryl Cox - Aye.*
>
> ***Result: Approved unanimously 5-0***

VI. PUBLIC HEARING (Public Input Only, Motion to Enter/Exit)

None scheduled.

VII. ADMINISTRATIVE ACTION ITEMS (Motion Required)

7.1. Authorization for Town Credit Account and State Fuel Card Applications

Mayor Cox explained that the town lacks a municipal credit card, requiring staff to use personal credit cards for town purchases—a practice that should be remedied. A state fuel card would eliminate payment of state fuel taxes on town vehicles and equipment. State Bank of Southern Utah has been identified as the provider of the credit card, and a formal motion of approval is required to proceed with the application.

> ***Motion****: Council Member Josh Ellis moved to obtain a general municipal credit card and enroll in the Utah State Fuel Card Program. Council Member John Veranth seconded.*
>
> ***Vote:*** *Roll Call Vote – Council Member Josh Ellis- Aye, Council Member Tina Karlsson - Aye, Council Member John Veranth - Aye, Council Member Lacy Allen - Aye, Mayor Cheryl Cox - Aye.*
>
> ***Result****: Approved unanimously 5-0*

VIII. LEGISLATIVE ACTION ITEMS (Motion Required)

None scheduled

IX. WORK SESSION (Discussion Only - No Action Taken)

9.1. Truth In Taxation: Next Steps

Mayor Cox reported that the proposed tax rate has been submitted to the state and that the Truth in Taxation public hearing has been scheduled for August 11, 2026. She noted a significant compliance issue discovered: state law prohibits holding any other meeting on the same day as the Truth in Taxation hearing, meaning the regular August meeting cannot be held on that date. An additional open question is whether the Council may vote to adopt the tax rate at the Truth in Taxation hearing itself, or whether a separate meeting is required. The deadline for adoption is September 1st. Meeting date alternatives were discussed later under Closing Business (Section 11.3).

9.2. Planning Commission Progress on General Plan

Planning Commission Chair Nancy Tosta provided a status update. She reported that the Commission has been working on the general plan since fall 2024 and is approximately three-quarters complete, with written context, goals, and actions drafted for most sections. The Commission's next meeting in two weeks will focus on reviewing public comments received and making edits, deletions, and additions. Chair Tosta noted that the Commission has an outline from consultant Kevin Smedley on required zoning code components and intends to begin reworking the zoning code following completion of the general plan draft. She emphasized that the process has been broadly inclusive, that the current draft is more oriented toward agriculture than the prior plan, and that the Commission has received substantial positive informal feedback from community members.

The Council then engaged in an extended discussion of the general plan process and the current draft. Key positions expressed were as follows:

Council Member Karlsson acknowledged the Planning Commission's openness in the process but expressed concern about public perceptions of the process design, and noted that ultimate adoption is the Council's decision.

Council Member Allen expressed reservations about the current draft, stating that she has heard significant negative feedback from long-time residents and agricultural operators, and that she was hesitant to move forward with the document as it stands.

Council Member Veranth stated that the process has been flawed and that the general plan draft, in its current form, is not something he could vote for. He cited concerns including the lack of quality control on the original survey, leading questions, an overly broad scope, and a process that has divided rather than united the community. He proposed that the Council rescind the March 2026 Planning Commission charge and ask the Commission to pause the general plan rewrite, refocusing on the commercial zoning deficiencies that were the original priority.

Council Member Ellis expressed agreement that the process is fundamentally flawed, stating that the planning process should begin by identifying problems from the ground up through community engagement, not by presenting solutions for comment. He stated the current draft contains scope beyond land use matters and that the well of community trust has been poisoned. He formally moved to rescind the charge.

Mayor Cox offered a dissenting perspective, characterizing the process—though painful—as working as intended by generating broad community dialogue. She acknowledged some earlier overreach by the Commission that was subsequently corrected based on feedback, and recommended allowing the Commission to complete one more meeting incorporating the public comments received before shifting focus to the zoning ordinances, rather than rescinding the charge.

> ***Motion***: *Council Member Josh Ellis moved to rescind the Planning Commission charge approved at the March 2026 meeting and suspend the current general plan rewrite. Council Member John Veranth seconded.*
>
> ***Vote:*** *Roll Call Vote – Council Member Josh Ellis- Aye, Council Member Tina Karlsson - Nay, Council Member John Veranth - Aye, Council Member Lacy Allen - Aye, Mayor Cheryl Cox - Nay.*
>
> ***Result: Approved 3-2***

Council Member Veranth subsequently moved to provide the Planning Commission with a new charge at the August meeting, focused on commercial zoning issues, to be developed by a subcommittee with Planning Commission participation.

> ***Motion***: *Council Member John Veranth moved to provide the Planning Commission a new charge at the August meeting focused on commercial land use issues. Council Member Josh Ellis seconded.*
>
> ***Vote:*** *Roll Call Vote – Council Member Josh Ellis- Aye, Council Member Tina Karlsson - Abstained, Council Member John Veranth - Aye, Council Member Lacy Allen - Abstained, Mayor Cheryl Cox - Nay.*
>
> ***Result: Failed 2-1-2***

9.3. Fire Restrictions: Proposed Amendment

The town attorney is currently working on a fire restriction amendment to align Boulder Town's fire restrictions with county and state standards. No action taken; item is in progress.

9.4. Purchasing Policy: Proposed Amendment

The town attorney is reviewing a proposed purchasing policy drawing on existing drafts and input from comparable municipalities. No action taken.

9.5. Alcoholic Beverages Ordinance: Proposed Amendment (RES-2026-M)

A simplified draft Council Member Ellis prepared with AI assistance has been submitted to the town attorney for review alongside the previously red-lined version. No action taken.

9.6. Predator Management Study: Review Proposed Resolution

Mayor Cox reported that a proposed resolution has been drafted with a scope focused on the town's proper jurisdiction: personal safety of residents, protection of property and domestic animals, and the business impact of perceived danger to visitors. Concern was noted that the state predator management study proposes increasing the regional deer population from 200,000 to 400,000—a level with no historical precedent in the area—which could significantly impact agricultural operations and road safety. A recent incident in which a resident's horse stepped in a snare trap while guiding customers for his business was cited as a specific, concrete harm. The draft resolution has not yet been reviewed by the town attorney and will be submitted for that review prior to a future vote. Council feedback was generally positive regarding the revised, narrower scope.

9.7. Fee Schedule: Review Proposed Amendment

Mayor Cox presented a draft fee schedule revision developed with input from a small committee. Key changes included separating kitchen and community room rental fees, adding a fee category for pavilion use at the park for major events, and updating permit fees. Councilmember Josh noted that many application fees listed in the schedule are not legally authorized under current ordinance language—a deficiency that would be corrected as part of the zoning ordinance rewrite—and recommended zeroing out those fees until enabling language is in place. Councilmember Veranth noted that fees for general plan amendment requests should be eliminated entirely as a matter of principle, since requesting legislative action is a citizen right. A committee of Councilmember Josh and Councilmember Veranth was designated to review the fee schedule and bring a revised proposal to the next meeting.

> **Action Item Assigned:** Councilmember Ellis and Councilmember Veranth to review and revise the fee schedule for future Council consideration.

A separate motion was made to immediately suspend the $150 cleaning deposit for building rentals while the broader fee schedule revision is completed.

Motion: *Council Member Josh Ellis moved to suspend the $150 cleaning deposit for building rental. Councilmember Lacey seconded. Council Member Lacy Allen seconded.*

Vote: *Voice Vote – All members voted in favor.*

Result: Approved unanimously 5-0

9.8. Boulder Farmstead Water Contract: Review

Mayor Cox reported that a revised draft contract has been developed through meetings with Boulder Farmstead Water representative Camille Hall and she has consulted with Randy Catmull. The primary change from prior drafts is that the contract is no longer tied to specific hydrant maintenance obligations but rather to general water access and fire protection assurance. The contract has been submitted to the town attorney for review. Council Member Ellis noted that a figure of $500 per year was discussed as the town's proposed payment, representing a significant reduction from the approximately $3,500 previously paid per hydrant—particularly given that the water company's USDA grant already requires them to provide fire flow, and that the prior payment period did not result in the delivery of required maintenance records for the ISO insurance audit. The $500 figure will be presented to the water company as a starting point for negotiation. The contract is anticipated to be ready for approval at the next meeting.

Action Item Assigned: Council Member Ellis to follow up with Corry Johnson regarding backflow prevention device requirements.

9.9. Emergency Response Plan: Review & Create Committee

Mayor Cox reported that graduate students at Southern Utah University, working with Roger Carter, can develop emergency response plans based on examples from comparable municipalities such as Orderville and Minersville. She proposed forming a committee to work with Roger Carter and the students to develop a Boulder-specific plan. Council Member Veranth recommended that before a standalone Boulder plan is developed, the Council should first coordinate with Garfield County at the mayor's level, noting that virtually any emergency affecting Boulder would also affect surrounding county areas—including the Draw, Boulder Mesa, and Peterson Pasture—and that dispatch, highway patrol, and county sheriff coordination are all essential elements. The consensus was to direct Mayor Cox to raise this matter at the upcoming county mayor's meeting and to work toward a plan that supplements and integrates with the county's emergency framework rather than operating in isolation.

> **Action Item Assigned**: Mayor Cox to coordinate with Garfield County at the mayor's meeting level and work with Roger Carter and his team on an integrated emergency response plan.

9.10. Ethical Behavior Pledge Form & Code of Ethics Policy: Review

Mayor Cox reported that the Council's ethical behavior pledge forms have not yet been fully signed and attested, in part because certain provisions—including those regarding outside employment and political participation—raised questions when read without accompanying context. The town attorney provided a sample state-based Code of Ethics for review. Council Member Josh Ellis noted that as written, the policy could effectively disqualify volunteers or part-time officials with local business ties, and recommended that it be modified to distinguish between officer and employee obligations given Boulder's small-town context. Council Member Veranth observed that the state auditor's sample policy is more expansive than what is required under the statutory ethics provisions in Utah Code §10-3, Part 13, which focuses primarily on disclosure. The Council agreed that the pledge forms should be signed and attested once Town Clerk Julian returns, and that a Boulder-specific Code of Ethics should be developed as a future agenda item, drawing on comparable small-town examples and staying closer to statutory requirements.

> **Action Item Assigned:** All Council members to sign the ethical behavior pledge form; Town Clerk Julian to attest upon return. A Boulder-specific Code of Ethics to be developed as a future agenda item.

Councilmember Veranth also noted that annual conflict of interest statements are required by state law to be posted on the town website within 10 days of filing, and that this requirement does not appear to have been met.

> **Action Item Assigned:** Town Clerk Julian to post conflict of interest statements on the town website upon return.

9.11. "Welcome to Boulder" Sign: Thank You and Discussion

Mayor Cox acknowledged a community member, Bob Rugar, who created and installed a welcome sign at the park for the Fourth of July. The sign was well received and prompted discussion about installing permanent welcome signs at the town's entry points. Council Member Veranth noted that existing signs at the entry from the south are faded and unreadable, and suggested that new placard faces could be added to the existing structures. Mayor Cox indicated she would discuss the possibility of additional sign contributions with Mr. Rugar. The topic will be revisited in coordination with a planned meeting with UDOT regarding traffic and road safety concerns through town.

9.12. Land Boundary Alignment Rectifications and Associated Application

Addressed under Agenda Item 2.1 and during Public Comment. No additional action or discussion beyond the directive already given.

X. GENERAL PUBLIC COMMENT (Public Input)

Donna Owen raised two matters. First, she requested town support in addressing the removal of county dumpsters, which has created significant waste management burdens and costs for local businesses, arguing that resort communities tax revenue is intended in part to address tourist-generated waste impacts. Second, she commented on the general plan discussion, affirming the importance of having a general plan as a guide for ordinances, and expressed that the zoning administrator should have clearer authority to respond to administrative requests without repeated escalation. She expressed appreciation for the work of the Council and staff.

Jennifer Geerlings (Boulder Town resident, participating online via Zoom) expressed disappointment that the Council decided to suspend the general plan rewrite without allowing the Planning Commission an additional month to integrate public feedback, highlighting this as disrespectful to the significant time and expertise the Commission had invested. She also critiqued the tone of the meeting, praising Mayor Cox for her inclusive attitude, but voiced concern over dismissive remarks.She urged Council members to maintain respectful dialogue to foster volunteer participation on the Planning Commission and within the community.

Deputy Town Clerk Henry Davis offered brief personal remarks, thanking the Council and community for the opportunity to serve, acknowledging the limitations of his tenure in terms of longevity and investment in the community, and recommending that future administrative hires prioritize individuals with long-term ties to Boulder. He also expressed concern about the workload carried by Town Clerk Julian relative to her compensation and benefit structure, noting that retaining her is important to the town's continuity.

XI. CLOSING BUSINESS

11.1. Review of Outcomes, Assignments, and Counsel Recommendations

Deputy Town Clerk Davis summarized the key action items and outcomes from the meeting, including: (1) direction to Zoning Administrator Smith to expedite the boundary adjustment matter; (2) the HVAC expenditure approved as an emergency with a future capital fund transfer; (3) approval of the municipal credit card and state fuel card applications; (4) the motion to rescind the Planning Commission's March 2026 charge (passed 3-2); (5) the failed motion to issue a new charge in August; the formation of a fee schedule committee; the suspension of the $150 building rental cleaning deposit; (6) the $500 per year figure to be presented in the Farmstead Water contract negotiations; and (7) the direction to coordinate emergency response planning with the county.

11.2. Future Agenda Items

Anticipated items for the next meeting include: (1) the proposed alcohol beverages ordinance, (2) business license updates, (3) the revised fee schedule, (4) the purchasing policy, (5) the RSTR (with associated business license revisions), and (6) the predator management resolution. It was noted that the town attorney will present the RSTR revision to the Planning Commission first, with the presentation to be recorded for Council review.

11.3. Confirmation of Next Regular Meeting

Given that the Truth in Taxation hearing is scheduled for August 11, 2026—and that state law prohibits holding another meeting on the same day—the Council discussed alternative dates for the August regular meeting. Council members noted conflicts with travel and other commitments throughout much of August. The Council agreed on the following schedule:

- **Truth in Taxation Hearing**: August 11, 2026 (already posted and confirmed)

- **August 25, 2026**: A special meeting to be held if it is determined that the tax rate must be adopted before September 1st and cannot be approved at the Truth in Taxation hearing or a subsequent meeting
- **September 1, 2026**: Next regular town council meeting

The Planning Commission was informally noted as likely to have limited direction until September, given the suspension of the general plan rewrite and the Council's schedule, with the boundary adjustment ordinance revision as their primary remaining near-term task.

XII. CLOSED SESSION (Action - Motion Required To Enter/Exit)

***Motion**: Council Member Josh Ellis moved to enter closed session to discuss the character, competence, or health of an individual. Councilmember Lacy Allen seconded.*

***Vote:** Roll Call Vote – Council Member Josh Ellis- Aye, Council Member Tina Karlsson - Aye, Council Member John Veranth - Aye, Council Member Lacy Allen - Aye, Mayor Cheryl Cox - Aye.*

***Result**: Approved unanimously 5-0. Closed session commenced.*

XIII. RETURN TO REGULAR MEETING (Discussion & Possible Action)

***Motion**: Council Member Josh Ellis moved to close the closed session and return to the open regular meeting. Council Member Tina Karlsson seconded.*

***Vote:** Roll Call Vote – Council Member Josh Ellis- Aye, Council Member Tina Karlsson - Aye, Council Member John Veranth - Aye, Council Member Lacy Allen - Aye, Mayor Cheryl Cox - Aye.*

***Result**: Approved unanimously 5-0. Regular meeting resumed.*

No action was taken following the return from closed session.

XIV. ADJOURNMENT

Mayor Cox adjourned the regular meeting at 10:42 PM.

CERTIFICATE

BOULDER TOWN, STATE OF UTAH

/s/ Cheryl Cox, Mayor

ATTESTATION:

/s/ Elizabeth Julian, Town Clerk

Date Approved by the Town Council: **September 1, 2026**