



CITY COUNCIL WORK SESSION MEETING

Tuesday, August 18th, 2026, at 5:30 p.m.
Council Chambers at City Hall and Online

MINUTES

Mayor Olson called the meeting to order at 5:30 p.m.

ROLL CALL

Councilors present included Art Adcock, Travis Keel, Lynn Mecham, Brian Del Rosario and Jeff Siddoway

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, City Recorder Stephanie Christensen, City Legal Counsel Brett Rich, Digital Content Specialist Molly Warnock, BreAnna Nixon, Larry Myler, Lane Monson, Greg Magleby, Dustin Holden, and several members of the public

PLEDGE OF ALLEGIANCE

Council Member Lynn Mecham led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Council Member Brian Del Rosario offered an invocation.

DISCUSSION ITEMS

1. Waste Management – Solid Waste & Recycling Transition Report

Blake Leonelli with Waste Management reported that the transition to Waste Management (WM) for solid waste and recycling has been an overwhelming success one month in, despite the tight timelines since June 1st. Mr. Leonelli expressed gratitude to City Manager Norm Beagley and City staff for establishing a staging area and assisting with logistics. He reported minimal complaints and mostly positive feedback from residents. WM drivers have been handing out mini garbage cans and coloring books at community events.

Council Member Art Adcock mentioned he had a can that was missed and asked how to report that. Mr. Leonelli stated residents must contact the City directly via the City's 24/7 monitored line. Mr. Leonelli stated he will review the camera footage to resolve the issue. City staff then notify WM. City Manager Beagley said because the City maintains the direct contract with Waste Management, performs utility billing, handles new or swapped containers, and processes cancellations, funneling requests through the City prevents unrecorded container services and billing discrepancies. Council Members have direct email and cell phone access to Blake Leonelli for urgent matters or emergencies.

Council Member Lynn Mecham noted he was originally opposed to switching to Waste Management but has been pleasantly surprised by the smooth transition.

2. Myler Development Proposal - Discussion Only

Larry Myler presented a proposed 120-acre development along the frontage road/I-15 corridor. Mr. Myler mentioned some of the key components and amenities was a 6-acre recreation pond located near existing sports fields with beach access, parking, and connections to regional trails. Commercial Zone (28.7 acres) positioned along the frontage road to capitalize on freeway visibility. Some of the current negotiations include: A signed purchase and sale agreement (PSA) with earnest money for a hotel on a 2-acre parcel. A Family Fun Center (occupying 5 acres). A potential restaurant operator and a luxury car facility (private garages, community clubhouse, event space rental, and retail). Mr. Myler said discussions are ongoing to expand the commercial footprint by an additional 5 to 10 acres. Also, a flood control channel that replaces the County's proposed concrete/fenced channel with a 50-to-75-foot wide, landscaped/irrigated greenway capable of handling up to 850 cfs (spilling onto the road in extreme events to protect homes).

Engineer Greg Magleby introduced the flex-ready homes concept providing market-based affordable housing. Base structure: 1,200 sq. ft., 2-story unit (3 bed, 1.5–2.5 bath) built on an expandable slab/foundation with pre-routed plumbing, electrical, and HVAC. Modular expansions: allows homeowners to add garages, patio spaces, or additional rooms over time (up to 6 bedrooms, 4.5 baths) without costly retrofits. ADU options: integrated garage options include space for an accessory dwelling unit (ADU) above, allowing owners to generate rental income (\$1,000–\$1,200/month estimated) before expanding into the space later. Construction innovation: Utilizing pre-punched rolled steel framing to lower material and labor costs.

3. Upcoming Agenda Items

City Manager Norm Beagley informed the Council that on the upcoming agenda there would be the approval of the minutes from July 21, 2026 and City expenditures. A resolution ratifying the FY2026 budget (originally passed June 6, 2026) with zero property tax increase. City Manager Beagley said there are 2 public hearings scheduled to set compensation for elected officials (Mayor/Council) and executive municipal officers (City Manager, Assistant City Manager, and Directors) as required by State law. There is a Central Utah Water Conservancy District resolution excepting reimbursement funds for road repairs completed after pipeline construction. Also, a proclamation supporting local volunteerism and the JustServe community initiative. City Manager Beagley reported there will also be an ordinance for Detached Accessory Dwelling Units (DADUs). The State code changes require cities to permit DADUs in zones that allow single-family detached homes. Staff recommended tabling the ordinance until September to carefully pace implementation (e.g., setting minimum lot sizes like 11,000 sq. ft. initially) to meet State Moderate Income Housing Plan (MIHP) requirements strategically without overwhelming city infrastructure or losing long-term regulatory flexibility.

4. Other Business

Nothing to report at this time.

ADJOURNMENT

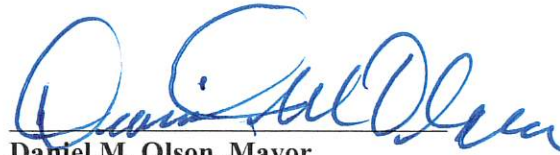
Councilor Lynn Mecham moved to adjourn the City Council Work Session. Councilor Travis Keel seconded the motion.

Councilor Art Adcock	Yes
Councilor Brian Del Rosario	Yes
Councilor Travis Keel	Yes
Councilor Lynn Mecham	Yes
Councilor Jeff Siddoway	Yes

The motion passed.

The City Council Work Session Meeting adjourned 6:46 p.m.

ATTEST:


Daniel M. Olson, Mayor
Stephanie Christensen, City Recorder