



*Minutes*  
*Mount Pleasant City Council*  
*September 8, 2026*  
*6:30 p.m.*  
*Regular Meeting*

The Mount Pleasant City Council held a regular City Council meeting on Tuesday, September 8, 2026, at 6:30 p.m. in the City Council Chambers located at 115 West Main Street, Mt. Pleasant, Utah.

**Call to Order-Mayor**

**1. Opening Ceremony- By Invitation**

Pledge of Allegiance- *Councilmember Beesley*

Opening Prayer- *Councilmember Howcroft*

Patriotic Message- *Jeff McDonald*

**2. Roll Call – City Recorder**

**Present:** *D. Lynn Beesley; Jakob Howcroft, Mayor Michael Olsen (non-voting); Russell G. Keisel, Randy G. Black.*

**Excused:** *Cade A. Beck*

**Employees Present:** *Dave Oxman, Natalie Crosby, Shane Ward, Ben Swapp (North Valley PD), Colter Allen, Sam Draper*

**Others Present:** *Rick Allred, Jeff McDonald, Jay Wright, Lois Tucker*

**3. Consent Agenda – Mayor**

**Claims Register:**

Dated 08/22/2026 to 09/04/2026 in the amount of \$166,473.04

**Approval of Minutes:**

August 25, 2026, Regular City Council Minutes

August 25, 2026, Work Session Minutes

**Motion: Action:** To Approve the consent agenda **moved by** Councilmember Beesley **Seconded by** Councilmember Black

**Yes:** Councilmember Beesley, Councilmember Howcroft, Councilmember Keisel, Councilmember Black.

**4. Purchases & Requisitions**

- a. **Approval of Requisition #090426 to TRC Engineers, Inc. for land and title work for easements in the amount of \$80,296.10 – Shane Ward**



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**Motion: Action:** To Approve moved by Councilmember Keisel **Seconded** by Councilmember Howcroft

**Yes: Councilmember Beesley, Councilmember Howcroft, Councilmember Keisel, Councilmember Black.**

- b. **Approval of Requisition #090326 to Stuart C. Irby Co.** amended to reflect the purchase of five (5) 1PH Pad Transformers at \$2,995.00 each, for a total amount of \$14,975.00- *Shane Ward*

**Motion: Action:** To Approve moved by Councilmember Keisel **Seconded** by Councilmember Black

**Yes: Councilmember Beesley, Councilmember Howcroft, Councilmember Keisel, Councilmember Black.**

- c. **Approval of Requisition #090126 to R.H. Borden and Company, LLC for new mapping and finishing the manholes in the amount of \$7,260.00 – Colter Allen**

**Motion: Action:** To Approve moved by Councilmember Howcroft **Seconded** by Councilmember Black

**Yes: Councilmember Beesley, Councilmember Howcroft, Councilmember Keisel, Councilmember Black.**

- d. **Approval of Requisition #090226 to Siddons-Martin Emergency Group for pump and head replacement in the amount of \$14,711.19 – Fire Chief Sam Draper**

Fire Chief Sam Draper explained that the Fire District will be responsible for all costs associated with the pump and head replacement except for the first \$2,000.00. To simplify the transaction, Mt. Pleasant City will pay the full invoice of \$14,711.19 and will be reimbursed by the Fire District for its portion of the cost.

**Motion: Action:** To Approve moved by Councilmember Keisel **Seconded** by Councilmember Black

**Yes: Councilmember Beesley, Councilmember Howcroft, Councilmember Keisel, Councilmember Black.**

- e. Ratification of Emergency Requisitions (if any)

**5. Fire Update regarding the Industrial Park – Fire Chief Sam Draper**

Fire Chief Sam Draper presented photographs from the recent fire at the Industrial Park and discussed several fire and life-safety concerns identified at the property.

Chief Draper explained that because welding was being conducted in the building, a minimum 35-foot hot-work zone should have been maintained free of combustible and flammable materials. He stated that the required clearance could not have been maintained within the building and that the welding operation



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would therefore have been in violation of applicable fire code requirements. He also reported that various types of paint were stored in the bathroom and propane tanks were located inside the building. Chief Draper expressed concern that conditions such as these create risks not only to the occupants of the building, but also to neighboring businesses and responding firefighters.

Chief Draper stated that the Fire Marshal recommended requiring fire inspections for businesses located in the Industrial Park. This would allow prospective businesses to work with the Fire Chief to determine whether a building or rental space is appropriate for the intended business use and meets applicable fire code requirements. He explained that buildings may be constructed for one type of use and later rented to a business whose operations require additional fire and life-safety measures.

The Council discussed the need for additional fire hydrants in the Industrial Park. Chief Draper reported that firefighters used more than 2,000 feet of hose while responding to the recent fire and had very little hose remaining. Public Works Superintendent Colter Allen stated that an additional fire hydrant is expected to be installed in connection with the development of property by Fred Atkinson.

Chief Draper discussed the importance of conducting required fire inspections and stated that fire codes are based on nationally recognized standards. He also discussed potential liability and firefighter safety concerns when known fire code requirements are not adequately addressed.

Chief Draper reported that the turnout gear of three firefighters was damaged during the fire. He stated that he hoped insurance would cover the replacement costs; otherwise, the City may be responsible for the expense.

Chief Draper stated that he is working with City Recorder Natalie Crosby to obtain a list of property owners and tenants within the Industrial Park. He would like to begin conducting inspections and provide property owners and tenants with written notice of any deficiencies, along with a reasonable period of time to correct identified issues.

Councilmember Black asked whether the city could conduct an inspection when there was reason to believe a potential fire or safety concern existed. Chief Draper stated that many businesses require annual inspections and that additional inspections may be conducted when circumstances warrant.

The Council asked Chief Draper what support he needed from the Council. Chief Draper stated that he would need the Council's support in enforcing applicable fire and safety requirements within the Industrial Park.

Mayor Olsen expressed support for incorporating fire inspections into the City's business licensing process. He discussed establishing an inspection fee and noted that Ephraim City requires an inspection and associated fee before a business license can be issued. Mayor Olsen suggested developing an ordinance that would require fire inspections in connection with commercial business licenses. Chief Draper clarified that a previous inspection would not necessarily carry over when a new business occupies a building because the fire code requirements may differ based on the type of business and its operations.

Mayor Olsen asked Officer Ben Swapp about traffic following fire apparatus to the scene. Officer Swapp stated that during the recent fire, access was limited and individuals were permitted through when they



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needed to check on their businesses. Chief Draper stated that he could work with the Police Department to establish an appropriate “safe zone” during future emergency incidents.

Mayor Olsen asked how long a typical business inspection takes. Chief Draper stated that most inspections take approximately 30 to 45 minutes, depending on the size and type of business.

Direction was given for City staff to work with Chief Draper to draft an ordinance addressing fire inspections as part of the City's commercial business licensing process.

The property owner addressed the Council and stated that the tenants had not allowed him access to the building. He expressed regret regarding the fire.

**6. Public Comment**

Members of the public may address the City Council on matters not listed on the agenda. Those interested should sign up on the form just inside the council room door prior to the start of the meeting. Participation is limited to three minutes. Each participant will be allowed to address the Council and may submit documents outlining their issue. The Council cannot take legal action on public comment at this time. At the conclusion of each comment, the Council will have time to respond to criticism made by those who have addressed them, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All City Council meetings are recorded.

**7. Business/Action Items:**

**a. Consideration and Possible Approval of Road Bid submitted by Sunrise Engineering – Dave Oxman**

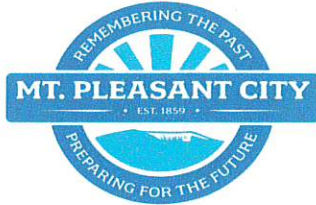
Ben Coray joined the meeting by phone and presented the recommendation to award the bid for the paving overlay and shoulder paving project to Bennett Paving in the amount of **\$1,507,354.75**.

Ben explained that this represents only a portion of the overall project. The CIB loan closing documents will specify that, at this time, loan proceeds may only be used for payments associated with the Bennett Paving bid. Any remaining loan funds designated for the second portion of the project cannot be expended until that portion has been formally bid.

Ben stated that, based on the low paving bid and the anticipated cost of the concrete portion of the project, he felt the City had sufficient contingency within the overall project budget. If funds remain available following completion of the required work, the surplus may be used for additional eligible improvements.

Mayor Olsen asked how soon the crosscut and concrete portion of the project could be put out to bid. Ben stated that he anticipated bidding that work within the next month or two, with construction beginning in the spring. This schedule would allow the contractors to work separately and avoid interfering with one another.

Mayor Olsen stated that he would like to get the remaining work out to bid soon so the city would have a better understanding of the total project costs. If the project came in under budget, the city could then consider having Bennett Paving complete additional asphalt work while already



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mobilized on the project, potentially avoiding an additional mobilization cost. Ben agreed and stated that this would allow the city to determine whether it wanted Bennett Paving to complete additional paving while they were already on site.

**Motion: Action:** To Accept Benefit Paving in the amount of \$1,507,354.75 **motioned by Councilmember Black Seconded by Councilmember Keisel**

**Yes: Councilmember Beesley, Councilmember Howcroft, Councilmember Keisel, Councilmember Black.**

Public Works Superintendent Colter Allen asked Ben Coray for an update on the water tank project. Ben reported that the Rural Development engineer had approved the project documents and that they were currently waiting for Carl Larsen to release the funding. He stated that the engineering portion is complete and the project is awaiting completion of the funding process. Once the funding is finalized, the project will be put out to bid.

**b. Consideration and Possible Approval of the Fraud Risk Assessment – Dave Oxman**

**Motion: Action:** To Approve **moved by Councilmember Keisel Seconded by Councilmember Howcroft**

**Yes: Councilmember Beesley, Councilmember Howcroft, Councilmember Keisel, Councilmember Black.**

**8. Discussion/Possible Action Items:**

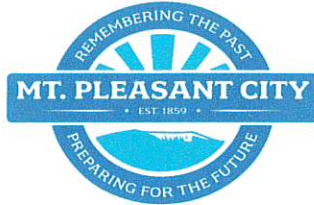
**Consideration and Possible Approval of Ordinance #2026-13 AN ORDINANCE TEMPORARILY SUSPENDING APPROVAL OF NEW CULINARY WATER CONNECTIONS OUTSIDE THE CORPORATE LIMITS OF MOUNT PLEASANT CITY PENDING REVIEW AND AMENDMENT OF THE CITY'S OUTSIDE-CITY WATER CONNECTION REQUIREMENTS -Dave Oxman**

Mayor Olsen stated that the Planning and Zoning Commission had expressed significant concern regarding the City's current water situation. He discussed suspending outside water sales while the City evaluates its water policies.

Mayor Olsen referenced a situation in which an individual reported paying approximately \$40,000 for a water share in order to obtain approval to drill a well. Mayor Olsen stated that the City should consider a policy that addresses these types of costs while also providing a benefit to the City.

Finance Director Dave Oxman stated that he had been discussing the issue with officials from other cities and had identified an approach that he believed could also work for Mt. Pleasant.

Councilmember Black asked how the City would handle individuals who had already begun the process of seeking approval for water and whether those requests would still be honored. Mayor Olsen stated that the only individual he was aware of who had previously come before the City Council but had not yet received approval was Rich Gillins.



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Councilmember Black expressed a desire to establish a clear policy rather than continuing to address water requests on a case-by-case basis. Dave Oxman discussed the possibility of allowing some flexibility under the pending ordinance rule so that individuals who have already been working with City staff regarding water could have an opportunity to bring their requests before the Council for consideration.

Councilmember Howcroft asked how a temporary suspension of outside water sales would affect existing Pioneer Agreements, particularly agreements with expiration dates occurring during the proposed six-month period. Mayor Olsen clarified that the question was whether the term of those agreements should be extended to account for the period during which outside water sales may be suspended.

**Motion:** Councilmember Keisel moved to approve the ordinance suspending approval of new culinary water connections outside the corporate limits of Mt. Pleasant City, pending review and amendment of the City's Outside-City water connection requirements. **Councilmember Black** seconded the motion.

Following additional discussion, it was noted that the motion did not address existing Pioneer Agreements.

**Councilmember Howcroft** restated the motion with revised language to include the Pioneer Agreements.

**Restated Motion:** Councilmember Howcroft moved to approve **Ordinance No. 2026-13**, An Ordinance Temporarily Suspending Approval of New Culinary Water Connections Outside the Corporate Limits of Mount Pleasant City Pending Review and Amendment of the City's Outside-City Water Connection Requirements, and to extend the term of existing Pioneer Agreements by the same amount of time that the temporary suspension established by the ordinance remains in effect. Councilmember Keisel seconded the motion.

**Yes: Councilmember Beesley, Councilmember Howcroft, Councilmember Keisel, Councilmember Black.**

9. **Closed Session** Consideration of a motion to enter a closed session for one or more purposes permitted by Utah Code § 52-4-205.

No motion was made to enter a closed session.

10. **Reports:**

a. **Staff Reports**

**Public Works Superintendent Colter Allen:**

- Reported that work on the sewer pond liner is scheduled to begin tomorrow and is expected to take approximately 21 days.
- The city will move to four-hour watering beginning tomorrow.



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- If conditions look favorable on Friday, the City may be able to allow an additional watering day.

**Power Superintendent Shane Ward:**

- Reported that the speed increaser is expected to be completed by the end of November and once completed, should be substantially rebuilt.
- Continues to work with TRC and have a meeting scheduled with them on Thursday.
- The Power Department continues to install new meters.

**City Finance Director Dave Oxman:**

- Stated that several more significant projects and matters still need to be addressed.

**City Recorder Natalie Crosby:**

- Reported that the Request for Proposals (RFP) for City Attorney and City Prosecutor services has been issued.

**b. Council Reports**

**Councilmember D. Lynn Beesley:**

- Provided updates on recreation and sports programs.
- Reported that the ATV ride will be held this weekend.
- Discussed the City's water plans and the need to begin developing ideas and strategies for the next irrigation season.

**Councilmember Jakob Howcroft:**

- Nothing to report.

**Councilmember Russell G. Keisel:**

- Nothing to report.

**Councilmember Rondy G. Black:**

- Expressed excitement regarding the upcoming paving projects.
- Discussed holding a public Q&A meeting to provide information and answer questions regarding the paving projects.



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**c. Mayor Report**

- Stated that all items he intended to report had been addressed during earlier discussions in the meeting

**11. Adjourn**

**Motion: Adjourn at 8:08 PM To Approve moved by Councilmember Keisel Seconded by Councilmember Beesley**

**Yes: Councilmember Beesley, Councilmember Howcroft, Councilmember Keisel, Councilmember Black.**

Natalie Crosby  
City Recorder

