



Regular City Council Meeting

Minutes

Tuesday, September 22, 2026 at 6:30 pm

75 West Center, Fillmore, Utah 84631 - (435) 743-5233

To join remotely: [Click to Join Zoom Meeting](#)

MAYOR: Curt Hare

CITY COUNCIL: Kyle Stevens, Eugene Larsen, Michael B. Winget, Dennis W. Alldredge, Amber Rausch

1. CALL TO ORDER and Pledge of Allegiance

Minutes:

Welcome and pledge of allegiance by Mayor Hare at 6:30 p.m.

Those present were: Mayor Hare, Councilmembers Larsen, Winget, Alldredge, Stevens, and Rausch. City Administrator/Recorder Kevin Orton and Planning Coordinator Wayne Jackson were also present.

Others present were: Dan Rowley, Larry Edwards, Jeanette Harris and Daniel Peterson.

2. ADMINISTRATIVE BUSINESS

a. Approve Minutes of the Previous Meeting

Minutes:

MOTION: To accept the meeting minutes of the September 8, 2026 city council meeting, as corrected. By: Councilmember Larsen; Second: Councilmember Alldredge Unanimous. Motion carried.

b. Approve Purchase Orders, Payroll and Payment of Bills

Minutes:

MOTION: To approve the payment of bills listed on the invoice register dated September 9, 2026 – September 22, 2026, and payroll dated September 13, 2026. By: Councilmember Alldredge Second: Councilmember Larsen Vote: Unanimous. Motion carried.

MOTION: To approve Purchase Order 27-27 payable to Stevens Truck Power in the amount of \$20,905.25 for repairs to the International dump truck. By: Councilmember Winget Second: Councilmember Larsen Vote: Unanimous. (Councilmember Stevens Abstained). Motion carried.

MOTION: To approve Purchase Order 27-28 payable to West Side Grading, Inc. in the amount of \$81,000 for purchase of 600 tons of cold mix asphalt. By:

Councilmember Winget Second: Councilmember Alldredge Vote: Unanimous. Motion carried.

MOTION: To approve Purchase Order 27-30 payable to Wheeler Machinery Company in the amount of \$13,225 for rental of a 326 excavator for flood mitigation.

By: Councilmember Winget Second: Councilmember Stevens Vote: Unanimous. Motion carried.

c. Licenses and Permits

Minutes:

Business License application BL26-22 for Velvet Venom Studio LLC. Business description: Tattoo studio.

Business License application BL26-23 for Hasty's LLC. Business description: Food truck offering gluten-free breakfast options.

Business License application BL26-27 for Charity Stevens. Business description: Cosmetology.

Business License application BL26-28 for Carnitas Trejos. Business description: Food truck offering mexican food.

PUBLIC HEARING 6:35 PM

Public hearing to receive public comment regarding a proposal in reference to possible disposition of real property. The subject property is a 7.26-acre vacant land property located at approximately 200 South 500 West, Fillmore, Millard County, Utah 84631. The property consists of one tax parcel: Parcel F-162. The site is unimproved and is predominantly characterized by vacant land with an residential orientation within the Historic Capitol Project Area.

Minutes:

This public hearing was postponed to a future city council meeting.

PUBLIC HEARING 6:40 PM

Public hearing to receive public comment regarding adoption of the International Wildland-Urban Interface Code (IWUIC) book into Fillmore City code. The IWUIC will include additional requirements when development happens in specified locations, and maps will be required to determine the IWUIC locations.

Minutes:

MOTION: To go into a public hearing at 6:46 p.m. to receive public comment regarding adoption of the International Wildland-Urban Interface Code (IWUIC) book into Fillmore City code.

By: Councilmember Larsen; Second: Councilmember Alldredge
Unanimous. Motion carried.

No comments were offered by the public.

MOTION: To go out of the public hearing at 6:48 p.m.

By: Councilmember Alldredge; Second: Councilmember Larsen
Unanimous. Motion carried.

PUBLIC COMMENTS

There were no public comments offered by the public.

3. COMMUNICATIONS AND REQUESTS

a. Daniel Peterson to discuss land lease agreement with Fillmore City

Minutes:

Mr. Peterson's current lease agreement with the city includes permission to have temporary animal corrals, but he would like to keep animals in the corrals on a long-term basis. The corrals will not be permanent corrals and will be able to be removed at any time.

MOTION: To approve to amend the land lease agreement between Fillmore City and Daniel Peterson to allow for animals to be held in his corrals on a permanent basis.

By: Councilmember Alldredge; Second: Councilmember Winget Unanimous.
Motion carried.

At this point of the meeting, Mayor Hare allowed Wayne Jackson, Planning Coordinator, to provide planning commission updates to the city council.

The Fillmore Motel is in significant disrepair, and the deadline for renewing its business license is approaching. The motel's representatives have requested permission to lease the front office area for a separate business; however, this proposed use is not permitted under the current City Code. Mr. Jackson raised the matter to remind the Council that the entire facility should be inspected before the business license is renewed. He noted that the motel's current business operations comply with the City Code.

Mr. Jackson discussed several potential development projects that, if approved, could place significant demands on the City's water supply. He advised that the City should establish a plan for managing its water resources, particularly because it remains uncertain whether the State will reduce the City's water shares.

Three requests for proposals are currently under consideration through the Utah Inland Port Authority. One proposed project would require minimal water use, another would require a moderate amount, and the third involves a QuikTrip service station that is prepared to begin construction. Mr. Jackson also noted that an annexation petition is under consideration and that a proposed residential development is seeking inclusion on the annexation expansion map. He encouraged the Council to defer approving annexations or additions to the expansion map until the City has adopted a plan for managing its water resources.

The Council discussed the portion of 100 East extending from Center Street to 100 North, which could potentially be developed as a roadway in the future. The Council is considering vacating this section so the area can be formally designated as a park. Utah State Code Section 10-20-8-12(1)(a) provides that

vacating a city road should benefit the community as a whole. Although establishing a community park could satisfy this requirement, the Council should also consider the area's potential future use as a roadway. Mr. Jackson cautioned against vacating this portion of 100 East. He explained that 100 East extends north and south through the city and that this block is the only section not yet developed as a roadway. He also noted that the only access to this portion of 100 East is from 100 North. Mr. Jackson stated that the primary issue is whether the City can formally establish the park without vacating the roadway. Councilmember Stevens reported that a fire hydrant on 100 East appears to be located approximately 25 to 30 feet from the roadway and behind a fence. City staff will investigate the hydrant's location and determine why it was installed there.

4. OTHER BUSINESS BROUGHT BEFORE COUNCIL

- a. Discuss and possibly approve to dispose of city-owned real property located at 200 South 400 West (Parcel F-162, 7.26 acres)**

Minutes:

MOTION: To table. By: Councilmember Stevens; Second: Councilmember Alldredge Unanimous. Motion carried.

- b. Discuss and possibly adopt Ordinance 26-03 adding the International Wildland-Urban Interface Code (IWUIC) book into Fillmore City code**

Minutes:

MOTION: To adopt Ordinance 26-03.

By: Councilmember Winget Second: Councilmember Stevens Roll-Call Vote: Councilmember Larsen – Yes Councilmember Winget – Yes Councilmember Rausch – Yes Councilmember Alldredge - Yes Councilmember Stevens - Yes Unanimous. Motion carried.

- c. Discuss and possibly adopt Ordinance 26-04 amending Fillmore City Code 1.10.15(B)(2)(a)**

Minutes:

The ordinance includes a proposed change to the amount of what a significant parcel of real property would be in the city code. The current code states that a significant parcel of real property is any parcel that is valued at \$30,000 or more. The city council would need to decide on what the new amount should be. Any time the city council wishes to dispose of real property that is considered significant, there are several additional requirements the city must follow before they can dispose of it. Councilmember Stevens stated that he would like to keep the amount unchanged because the additional steps safeguard the city when selling property.

MOTION: To **NOT** adopt Ordinance 26-04.

By: Councilmember Stevens Second: Councilmember Alldredge Roll-Call Vote: Councilmember Larsen – Yes Councilmember Winget – Yes Councilmember Rausch – Yes Councilmember Alldredge - Yes Councilmember Stevens - Yes Unanimous. Motion carried.

5. COUNCIL/CITY ATTORNEY/MAYOR DEPARTMENT REPORTS

Minutes:

Councilmember Larsen Councilmember Larsen recommended that the City consider requesting assistance from UAMPS with certain wildland-urban interface (WUI) responsibilities.

Two airport projects have been identified as priorities: widening the taxiways through reconstruction and relocating the Automated Weather Observing System (AWOS) tower to a more suitable location. The roof of the airport hangar has been repaired.

Councilmember Winget Work continues on the sidewalk at 300 North and Main Street. The City is evaluating whether a survey will be required.

Food trucks are not permitted to operate within a City right-of-way. This matter will be reviewed in conjunction with a public hearing at the next Planning Commission meeting. Following that review, a proposed food truck ordinance will be presented to the City Council for consideration and approval.

Councilmember Alldredge Councilmember Alldredge reported that Christine Camp has resigned as Millard County Treasurer and that Jodie Anderson has assumed the position.

The Planning Commission is refining a working draft of the proposed food truck ordinance in preparation for presenting it to the City Council.

Councilmember Stevens The engineering and planning phase of the sewer lagoon project is approximately 90 percent complete. Councilmember Stevens noted that the base residential sewer rate was last increased in June 1999.

Councilmember Rausch Bids have been received for noise-control improvements in the armory gymnasium, and Councilmember Rausch presented the bids to the Council. The air-conditioning control system also requires attention.

Administrator/Recorder Kevin Orton Mr. Orton reviewed the current financial report and budget with the Council. He highlighted that the City has incurred approximately \$468,000 in flood-mitigation expenses and is expected to receive reimbursement for most of those costs.

Mayor Hare Lehman Caves will hold a ribbon-cutting ceremony for its new lighting system. He also noted the 40th anniversary of Great Basin National Park.

6. ADJOURN

Minutes:

Upon motion by Councilmember Winget and second by Councilmember Larsen, the meeting adjourned at 8:24 p.m.

Approved, Curt Hare, Mayor: