



Minutes
Mount Pleasant City Council
September 22, 2026
6:30 p.m.
Regular Meeting

The Mount Pleasant City Council held a regular City Council meeting on Tuesday, September 22, 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- *Jeff Parish*

Opening Prayer- *Chief Gray*

2. Roll Call – City Recorder

Present: *D. Lynn Beesley; Mayor Michael Olsen (non-voting); Russell G. Keisel, Rony G. Black, Cade A. Beck.*

Excused: *Jakob Howcroft*

Employees Present: *Natalie Crosby, Shane Ward, Chief Steve Gray, Colter Allen*

Others Present: *Rick Allred, Claudia Jarrett, Jay Wright, Scott Carlson*

3. Consent Agenda – Mayor

Claims Register:

Dated 09/05/2026 to 09/18/2026 in the amount of \$685,495.52

Approval of Minutes:

September 8, 2026 Regular City Council Minutes

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

Yes: Councilmember Beesley, Councilmember Keisel, Councilmember Black, Councilmember Beck

No: None

Absent: Councilmember Howcroft

4. Youth City Council Report

Report: No Youth attended the meeting.

5. Purchases & Requisitions

- a. Approval of Requisition #090526 to Stuart Irby Co. for pass-through charges, 1PH Pad Transformer for Grizzly Gulch, in the amount of \$13,640.00 - Shane Ward

Motion: Action: To approve **moved by** Councilmember Keisel **Seconded by** Councilmember Beck



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Yes: Councilmember Beesley, Councilmember Keisel, Councilmember Black, Councilmember Beck

No: None

Absent: Councilmember Howcroft

b. Ratification of Emergency Requisitions (if any)

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.

Claudia Jarrett: Thanked the Council for the work completed at the cemetery. She also recognized Jeff Parish for volunteering his personal time to work on and repair some of the headstones.

Councilmember Jake Howcroft attended the meeting at 7:30 p.m.

7. Business/Action Items:

a. Discussion and Possible Action Regarding Irrigation Main Break at 64 N. 200 W. - *Ted Mollinet*

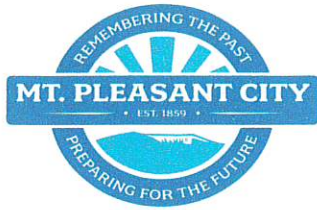
Discussion: Ted Mollinet spoke on behalf of his mother regarding the August 27 irrigation main break. He stated that approximately one foot of water entered her basement, causing some damage to a rock wall and affecting the water heater. He asked whether the city would be willing to assist with the cost of replacing the water heater.

Councilmember Black asked whether the irrigation company would be willing to cover the expenses. It was explained that the city maintains the irrigation line and, therefore, the irrigation company would not be responsible.

Mayor Olsen asked whether Six County Association of Governments (R6) might be able to aid through its HEAT program. Mr. Mollinet stated that the water heater currently must be restarted each day. Debbie James stated that the HEAT Crisis program may be able to aid and that she would contact the program to determine what options may be available.

The city will follow up with Mr. Mollinet after additional information is received.

The Council also discussed developing an ordinance or policy that would establish a process for providing limited financial assistance in situations where City infrastructure causes property damage but the loss is not covered by the City's insurance. The Council discussed establishing a maximum



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dollar amount that could be authorized for such assistance. Staff was directed to research options and bring the matter back to the Council for further discussion.

No vote was taken.

b. Recommendation from the Planning and Zoning Commission for consideration and possible approval of a proposed amendment to allow Horseback Riding Lessons or Instruction as a conditional use within the Residential Agricultural (R-A) Zone – Mayor Olsen

Discussion: Mayor Olsen clarified that approval of the proposed amendment would allow horseback riding lessons or instruction as a conditional use within the R-A Zone; however, an applicant would still be required to apply for and receive a Conditional Use Permit.

Councilmember Beck discussed the proposed fencing requirements and stated that he would prefer the language to provide that fencing may be required, rather than requiring fencing with every Conditional Use Permit.

Motion: Councilmember Beck **moved** to postpone the item until the next City Council meeting to allow staff to provide a specific list of requirements and considerations for the proposed conditional use. Councilmember Howcroft **seconded** the motion.

Motion Carried.

c. Recommendation from the Planning and Zoning Commission for consideration and possible approval of a requested PUD Overlay Zone for approximately 60.64 acres generally located south of Aspen Village Mobile Home Park, from approximately 300 South to 700 South and 700 East to 900 East, including consideration of the concept plan – Mayor Olsen

Discussion: Scott Carlson discussed the proposed development with the Council and explained that the project is anticipated to be developed in phases over approximately 25 years, depending upon market demand. He stated that applying the PUD Overlay Zone to the entire property would allow for long-term planning of the development. Mr. Carlson noted that the most recent survey adjusted the total acreage to approximately 62.4 acres.

Mr. Carlson explained that some roads within the development would be public, while others would be private and maintained, including snow removal, by the homeowner's association. The first phase is anticipated to include the western portion of the property, consisting of approximately 28 lots and seven town homes. He stated that the first phase would help determine market demand and guide future phases of development.

Mr. Carlson presented three concept plans to the Council and stated that the final development could incorporate a combination of elements from the three concepts.

The development would be served by culinary water only, with no irrigation water available. Mr. Carlson discussed plans for water-conscious landscaping, including artificial turf, rock landscaping, and drip irrigation. He also stated that options for the reuse of gray water would be explored. He acknowledged the City's concerns regarding water availability and the additional costs associated with these measures.



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Mr. Carlson also addressed concerns raised during the Planning and Zoning Commission discussion regarding the timing and potential impacts of the development on local grocery stores, restaurants, and other businesses. He stated that he believed the development could generate additional City revenue through impact fees, taxes, and lodging-related revenue and could increase commercial activity within the city. He also discussed potential infrastructure benefits, including looping portions of the City's water system and placing existing overhead utilities underground.

Councilmember Howcroft asked whether new roads would be constructed as part of Phase 1. Mr. Carlson stated that they would. He explained that there would be a connection from 700 East and a new road connecting to 600 East. Access through Aspen Leaf Mobile Home Park would be for emergency access only.

Councilmember Beck stated that he would like the proposed development agreement reviewed by the City Attorney and expressed concern regarding the proposed 25-year timeframe. Mayor Olsen also questioned the parking allocation for the townhomes and stated that he would like adequate parking for at least two vehicles per townhome.

Councilmember Beck stated that he was comfortable with the proposed PUD Overlay Zone but was not comfortable approving the development agreement as currently presented. The Council discussed the City's ongoing Attorney RFP process and the possibility that it may take additional time before an attorney is available to review the agreement.

The Council also discussed the need to continue developing additional water sources to accommodate future growth.

Motion: Councilmember Beck **moved** to continue the item for three weeks to allow additional time to gather comments and review the proposed development agreement. Councilmember Beesley **seconded** the motion.

Motion Carried.

d. Recommendation from the Planning and Zoning Commission for consideration and possible approval of a proposed amendment to allow Community Center, Meeting Hall, Civic Center, or Convention Hall as a conditional use within the Public Facility (PF) Zone – Dave Oxman

Discussion: Debbie James presented the proposed amendment and explained the reasons for requesting that Community Centers, Meeting Halls, Civic Centers, and Convention Halls be permitted as conditional uses within the Public Facility (PF) Zone.

Motion: Councilmember Beck moved to approve the amendment to the Public Facility (PF) Zone to allow public or private Community Centers, Meeting Halls, Civic Centers, or Convention Halls as conditional uses. Councilmember Keisel seconded the motion.

Yes: Councilmember Beesley, Councilmember Howcroft, Councilmember Keisel, Councilmember Black, Councilmember Beck

No: None



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Absent: None

Motion Carried

e. Consideration and Possible Approval of Ordinance No. 2026-14, An Ordinance Establishing a Fair and Transparent Tie-Breaking Procedure for the Appointment of Individuals to Fill Vacancies in Municipal Office – City Recorder Natalie Crosby

Discussion: Mayor Olsen stated that he did not believe the proposed ordinance was necessary because the mayor currently serves as the tie-breaking vote. The Council did not act on the proposed ordinance.

No vote was taken.

- 8. 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.

9. Reports:

a. Staff Reports

Colter Allen – Public Works Director

- Reported that work on the Sewer Lagoon Project liner was delayed due to rain.
- Public Works is preparing for the end of the irrigation season. Irrigation water will be shut off on **October 15.**
- Councilmember Beesley asked about a residence near the elementary school that has been experiencing flooding. Mayor Olsen and Colter Allen will review the issue.

Chief Steve Gray – North Valley Police Department

- Reported that scheduling has been adjusted to provide two officers on duty 24 hours a day, seven days a week.
- Introduced the department's new K-9, **Hoyt**, who is trained as an apprehension/bite dog.
- Reported that the department secured three grants for equipment and other funding.
- Councilmember Beck asked about the department's previous K-9. Chief Gray explained that the dog was retired due to a congenital spinal condition after approximately two years of service.
- Chief Gray stated that the new K-9 is a Belgian Malinois and that they hope the dog will have a service life of approximately 10 years.

Shane Ward – Power Department Superintendent

- Reported on the City's most recent power bill and stated that power costs are increasing.
- The Power Department continues to work with EDAM, KISO, and PacifiCorp to address ongoing issues.



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- Reported that the 89 line has been completed, allowing Hope Mountain to receive the 1,200-amp service.
- The transmission line project is progressing well. The goal is to reach approximately 60% completion in the planning/design process so equipment can begin to be ordered using grant funding.
- Stated that he would like to meet with Fairview City to finalize and sign the agreement.

Debbie James – Events/Communications Coordinator

- Reported that the End of Summer Bash and ATV Ride were recently held and both events went well.
- The Fall Festival/Walk with the Dead will be held this weekend.
- Preparations will begin for the Main Street holiday lighting.

b. Council Reports

Councilmember Rondy Black

- Reported that the owner of Bennett Paving proposed an alternative approach for the upcoming roadwork that would involve milling the existing roadway and installing a three-inch overlay.
- The proposed change would be completed for approximately the same price and could provide greater efficiency while allowing the roads to be reshaped.
- A meeting was proposed for the following Tuesday to discuss the change. Councilmember Black will notify the Council when the meeting time is confirmed.
- Discussed the possibility of completing some of the roadwork this year.
- Mayor Olsen asked whether notices should be provided to residents around 300 North regarding the need to clear the right-of-way before roadwork begins. Asked Chief Gray about the possibility of having North Valley Police assist with notifying residents.

Councilmember Cade Beck

- Reported that he spoke with Ben at Sunrise Engineering regarding the City's water system and stated that he believes the City's Water Master Plan should be updated.
- Discussed existing water rights that are not currently being utilized and expressed interest in moving forward with drilling an additional well.
- Reported that the City Attorney Kevin Daniels should be contacting Shane Ward regarding the lawsuit involving the gearbox.

Councilmember Russell Keisel

- Reported that he spoke with Brittany regarding the upcoming swim team season. Juab High School Swim Team will also be utilizing the City's pool.
- Reported that the Splash Pad operated well throughout the summer.
- Discussed that there are additional names that need to be added to the Veterans Memorial wall and stated that the work should be completed soon.



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- Another Veterans Memorial meeting will be scheduled. Lighting remains one of the outstanding items.
- Reported receiving many positive comments regarding the Veterans Memorial.
- Jeff Parish asked about obtaining access to the flags so they can be lowered when appropriate. Councilmember Keisel will provide Jeff with the access code.

Councilmember Jakob Howcroft

- Announced that this would be his final City Council meeting because he will be moving out of the area.
- Stated that he had received an opportunity that he could not pass up.

Councilmember Lynn Beesley

- Reported on current Recreation Department activities being coordinated by Stephanie.
- Asked whether some grading could be completed at the Contoy Arena in preparation for the High School Rodeo, particularly on the west side, to accommodate additional stalls.
- Asked whether improvements could also be made to the parking lot and roadway.
- Discussed the need for signage near the walking trail due to vehicles driving onto the trail.

c. Mayor Report

- Discussed the November and December City Council meeting schedule. The Council discussed keeping the November 24 City Council meeting and holding one meeting in December on December 15.
- Reported that the Main Street Committee would like to remove the gazebo currently located on Main Street. Mayor Olsen asked whether there were any objections to donating the gazebo to the senior citizen apartments.
- Provided an update on the water tank project. He reported speaking with Carl Larsen, who expressed concern that the project may not be able to go out to bid at the beginning of the year due to the federal government shutdown affecting funding beginning October 1.
- Reported that the city continues to work with J-U-B Engineers on the additional well project. The contractor has been out on medical leave, and the project will need to be completed by **April 2027**.
- Councilmember Keisel asked about the equipment associated with Sandra Bigler that was removed for the memorial. Colter Allen stated that the equipment has been put away and that the city plans to create a small memorial in her memory.

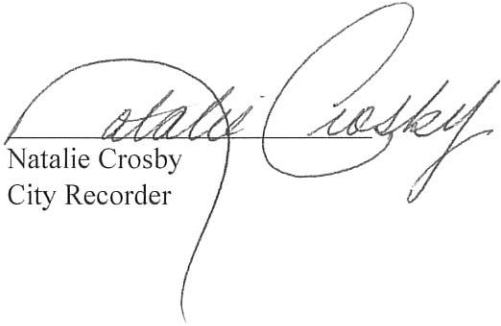
10. Adjourn

Motion: Adjourn at 8:09 PM To Approve moved by Councilmember Keisel Seconded by Councilmember Black

Motion Carried



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Natalie Crosby
City Recorder

